



CITY OF PATASKALA BOARD OF ZONING APPEALS

City Hall, Council Chambers
621 West Broad Street
Pataskala, Ohio 43062

STAFF REPORT

January 11, 2022

Conditional Use Application CU-21-005

Applicant:	Double Diamond, LLC.
Owner:	Major Contracting Co.
Location:	6359 Summit Road SW (PID: 063-147108-00.000)
Acreage:	+/- 1.8-acres
Zoning:	M-1 – Light Manufacturing
Request:	Requesting approval of a Conditional Use in order to utilize the property as a landscaping business pursuant to Section 1251.04(10) of the Pataskala Code.

Description of the Request:

The applicant is seeking approval of a conditional use to allow the property located at 6359 Summit Road SW to be used as landscaping business (NAICS 2007 – 561730), pursuant to Section 1251.04(10) of the Pataskala Code.

Staff Summary:

The 2.00-acre property at 6359 Summit Road SW is a corner lot, with frontages on two (2) public rights-of-way; Summit Road SW to the west and Cleveland Road SW to the north. There is also railroad right-of-way along the south border of the property. It is currently occupied by 11,470-square foot commercial building built in 1977, and a 2,160-square foot office built in 2014. The area in front (west) of the office is paved with asphalt, with an access drive running through the railroad right-of-way to Summit Road SW. The remaining acreage is paved with gravel, and there is a 6-foot wood fence along the north and west of the property. Previously, this property was operated as a Truss Factory.

The Applicant is requesting approval of a Conditional Use Application to allow for the property to be used as a location for a landscaping business. The North American Industry Classification System (NAICS) 2007 assigns the use code 561730 and describes such use as establishments primarily engaged in “providing landscape care and maintenance services and/or installing trees, shrubs, plants, lawns, or gardens...along with the design of landscape plans and/or the construction (i.e., installation) of walkways, retaining walls, decks, fences, ponds, and similar structures”. Pursuant to Section 1251.04(10) of the Pataskala Code, this is a Conditional Use in the M-1 – Light Manufacturing District

The Applicant came before the board at the December 14, 2021, hearing, where the Board chose to table the Application in order for the Applicant to provide more information and draft a clear and concise plan. Following this, the Applicant has submitted a revised site plan and narrative statement. The following changes have been proposed:

- The smaller structure will be retained as the office for the proposed use
- Employee Parking has moved from the northwest corner to be along the south side property line parallel to the railroad tracks.
- Trailer Parking will be to the east of the existing building.

- Trash receptacle will remain at the southwest corner of the building, and per narrative statement will be enclosed within a barrier.
- Install landscaping at northwest corner of property: “6-inch arborvitae” every 30-feet.
- Hours of Operation: March-December: 7:30AM to 6:00PM, January-February 7:30AM-6:00PM unless it is snowing. If it is snowing, the Applicant stated they generally work through the storm.

Per the Narrative Statement submitted by the Applicant for this request: the purpose of the proposed use is as a second location for Double Diamond, LLC, a commercial landscaping company operating in the central Ohio area. As stated by the Applicant, the proposed use generally not bring any grass clippings or debris to the site, except in the trailers if it is not able to be dumped. Equipment used by the business includes work trucks, trailers, typical landscaping equipment and bagged or bulk products (mulch, topsoil, salt, etc.), and deliveries to the site would be rare. The Applicant believes that the proposed use is a good use for the property, and that the dilapidated fence was removed as of December 20, 2021. Also stated, the location will have no retail or nursery element, and that the property will continue to be kept clean.

Staff Review: *The following summary does not constitute recommendations but merely conclusions and suggestions from the Staff Review, the full text of which follows the summary.*

Planning and Zoning Staff:

The Future Land Use (2006) map recommends this property to be ‘Conservation Suburban’; Therefore, the proposal *is not* in line with the City’s Comprehensive Plan. However, it is currently zoned M-1 – Light Manufacturing.

As the plan does not identify any additional structures being erected on site, the Setbacks and Yards as required under Section 1251.05(C) would not apply, as the existing structures on site were constructed prior to the regulations being in place. The existing structures on site are considered Existing Non-Conforming (e.g., “grandfathered”).

Uses within the M-1 – Light Manufacturing District require L2 type screening along any frontage per 1283.07(B). Also stated within this section, for the side and rear property lines: L2 shall be provided if abutting a similar use; L5 if abutting a residential use or district; and L3 if other than residential. The side property line (east) is adjacent to an M-1 – Light Manufacturing zoned construction company. The rear property line (south) is adjacent to M-1 – Light Manufacturing zoned land comprising the railroad and vacant property. L2 shall be required along the frontage of Cleveland Road SW and Summit Road SW, L2 along the side (east) property line, and L2 along the rear property line. Per Section 1283.06 of the Pataskala Code: L2 type screening shall consist of the following:

- L2: Enough low shrubs to form a continuous three (3) foot high screen, and one tree per 30 lineal feet. A three (3) foot high berm, or wall may be substituted for the shrubs.
- Pursuant to Section 1283.07, the minimum standards of these may be waived upon presentation of an **equivalent** landscaping plan subject to the approval of Planning and Zoning Staff.

The Applicant has proposed a line of “6-inch” (as listed, uses the notation for inches, assuming the Applicant meant “6-feet”, will need to confirm) arborvitae at the northwest corner of the property between the existing office and main building, with what appears to be small shrubbery in between. No details on the type or height of the shrubbery were listed, however. No other landscaping for the remaining perimeter screening requirements is identified. Additionally, it appears that the previous plan to install a six (6) foot tall white vinyl fence has been removed.

Section 1291.16 of the Pataskala Code requires for commercial uses engaged in commercial and business support services to provide one (1) parking space for each 400-square feet of gross floor area. For the 2,160-square foot office, this would require six (6) parking spaces. The Applicant has indicated on the site plan where those would be in general, however, additional information will need to be supplied regarding the dimensions of each parking space and total number of spaces provided. As stated in the Applicant's Narrative Statement; an existing pole light is near the proposed employee parking area but it is not shown on the plan. The Applicant may also need to stripe the parking lot depending on the number of parking spaces provided.

The Applicant has also identified the general location of the trash receptacle, pursuant to Section 1283.06(13) of the Pataskala Code, any trash or waste disposal unit shall be screened on all four sides. The average height of the screening material shall be one foot more than the height of the enclosed structure but shall not be required to exceed ten feet in height. Plantings, such as a hedge, may be used in substitute of a wall or fence. Because there is no existing fence along the south property line, the Applicant will need to provide screening from the view from the road. The Applicant indicated within their Narrative Statement that this would be done, but Staff will need to see details on the location, material and height of such wall.

No signage is provided for within the plan, any signage would be subject to Chapter 1295 of the Pataskala Code.

Pursuant to Section 1215.09 of the Pataskala Code the approval of a Conditional Use shall become void if such use is not carried out within six (6) months after the date of approval. The Board of Zoning Appeals may grant one (1) extension of a Conditional Use approval for an additional six (6) months. Additionally, a conditional use permit shall be deemed to authorize only one particular conditional use and said permit shall automatically expire if, for any reason, the conditional use shall cease for more than one year.

Zoning Inspector (Full comments attached)

- Most recent Mayor's Court hearing was December 16, 2021:
 - Fine Penalty for violation of City Code regarding the fence located on the property, and lack of maintenance.
 - Violation pertaining to operating a commercial business without proper permitting dismissed, with the stipulation that should this application (CU-21-005) be denied, failure to remove all associated operations of the business immediately would result in the resumption of enforcement without leniency.
- On December 16, 2021 Zoning Inspector observed person at the structure fronting on Summit Road SW (identified as "office" in this application) performing what appeared to be household duties not normally associated with commercial business operations. The Zoning Inspector followed up with the Applicant who confirmed that they have allowed someone to live there.
 - Planning and Zoning Staff will also add that residential uses are not permitted within the M-1 zoning district. Furthermore, the applicant was made aware of this at the February 9, 2021 Board of Zoning Appeals hearing.

Public Service Director (Full comments attached)

Any fence installed along Cleveland Road SW is preferred to not extend beyond the north face of the existing building.

City Engineer (Full comments attached)

1. The applicant indicates on answer #6 that gravel will be added, as necessary. The gravel shall be limited to existing gravel areas.
2. If the application adds impervious area (i.e. gravel/asphalt/concrete) within existing grass areas the applicant will need to submit stormwater calculations for review/approval.

West Licking Joint Fire District (Full comments attached)

Any major changes to the buildings will require tenant to consult with the Licking County Building Department.

Other Departments and Agencies

No other comments were received.

Surrounding Area:

Direction	Zoning	Land Use
North	R-87 – Medium-Low Density Residential	Single-Family Homes
East	M-1 – Light Manufacturing	Construction Company
South	M-1 – Light Manufacturing	Railroad Single-Family Homes
West	R-20 – Medium Density Residential	Single-Family Homes

Conditional Use Requirements:

According to Section 1215.04 of the Pataskala Code, the Board of Zoning appeals shall consider whether the conditional use at the proposed location:

1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on the application.*
2. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the City comprehensive plan and/or this Code.*
3. *Will be designed, constructed, operated, and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
8. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*

9. *Will not result in destruction, loss or damage of a natural, scenic, or historic feature of major importance.*

Furthermore, Section 1215.05 allows other factors to be considered, when determining if a conditional use is appropriate. In Staff's opinion the following factors from Section 1215.05 are applicable to Conditional Use Application CU-21-005:

1. 1215.05(7): All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general

Department and Agency Review

- Zoning Inspector – See attached.
- Public Service – See attached.
- City Engineer – See attached.
- SWLCWSD – No comments.
- Police Department – No comments
- West Licking Joint Fire District – See attached.
- Licking Heights School District – No comments.

Conditions:

Should the Board choose to approve the applicant's request, the following conditions may be considered:

1. The Applicant shall obtain all necessary permits from the City of Pataskala and the Licking County Building Department within six (6) months of the date of approval unless an extension Pursuant to Section 1215.09 of the Pataskala Code is granted.
2. The Applicant shall address all comments from Planning and Zoning Staff and the Public Service Director.
3. Pursuant to Section 1215.05(7) of the Pataskala Code All permitted installations shall be kept in a neat and orderly condition so as to prevent injury to any single property, any individual, or to the community in general.
4. There shall be no residential uses of this property.

Resolution:

For your convenience, the following resolution may be considered by the Board of Zoning Appeals when making a motion:

"I move to approve a Conditional Use pursuant to Section 1215.08 of the Pataskala Code for application CU-21-005 ("with the following conditions" if conditions are to be placed on the approval)."

From: [Felix Dellibovi](#)
To: [Jack Kuntzman](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 01-11-2022
Date: Monday, December 27, 2021 1:38:43 PM
Attachments: [image001.png](#)

CU-21-005: 6359 Summit Road (Major Contracting Co./ Double Diamond LLC.)

Major Contracting (John Fisher and an unknown associate) had several court proceedings, and hearings, on multiple city code violation cases. Most recent mayors court hearing was on December 16, 2021. The judgment from that hearing; fine penalty for violation of city code regarding the fence located on the property, and the lack of maintenance stemming from 2018, and the violation pertaining to a commercial business without proper permitting was dismissed. However, this dismissal by the magistrate came with the stipulation that should they be denied this application their failure to remove all associated operations of the business immediately following the decision would warrant the violation process to immediately resume, without leniency from the Planning and Zoning department.

On December 16, 2021, while gathering photos of the property, I observed a female at the front structure performing what appeared to be household duties that would not be associated with business operations. I spoke with Mr. Fisher, inquired about the structure located at the front of the property, and if anyone was living in it. Mr. Fisher stated that he allows one of his "guys" to live there, and that they would be cleaning up the rubbish, and debris, that has accumulated around the home. There is no certificate of compliance, or other required documentation, for this structure to be utilized for residential use.

Thank you,

FELIX DELLIBOVI

Zoning Inspector

City of Pataskala

621 West Broad Street, Suite 2-A

Pataskala, Ohio 43062

Phone: 740-927-3885

Cell: 614-774-4446

Email: fdellibovi@ci.pataskala.oh.us



From: [Scott Haines](#)
To: [Jack Kuntzman](#); [Felix Dellibovi](#); [Jim Roberts](#); [Bruce Brooks](#); [Doug White](#); [Philip Wagner](#); ["Chris Gilcher"](#); [Alan Haines](#)
Cc: [Scott Fulton](#); [Lisa Paxton](#)
Subject: RE: Pataskala BZA Review Memo for 01-11-2022
Date: Wednesday, December 29, 2021 10:44:09 AM

CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.

Jack,

Hull & Associates have reviewed the BZA applications for January and offer the following comments:

1. **CU-21-005 (Revised Plans)**
 - a. The applicant indicates on answer #6 that gravel will be added, as necessary. The gravel shall be limited to existing gravel areas.
 - b. If the application adds impervious area (i.e. gravel/asphalt/concrete) within existing grass areas the applicant will need to submit stormwater calculations for review/approval.
2. **CU-21-007**
 - a. Any Engineering related comments will be reviewed/addressed if the variance is approved during the construction plan submittal.
3. **VA-21-031**
 - a. No Engineering related comments.

Thank You

Scott R. Haines, P.E., CPESC

Senior Project Manager

HULL | Newark, Ohio

Environment / Energy / Infrastructure

d: 740-224-0839 | o: 740-344-5451 | f: 614-360-0023

Follow Hull on [Facebook](#) & [LinkedIn](#)
[web](#) | [directions to offices](#)

From: Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>

Sent: Tuesday, December 21, 2021 11:30 AM

To: Felix Dellibovi <fdellibovi@ci.pataskala.oh.us>; Jim Roberts <jroberts@hullinc.com>; Scott Haines <shaines@hullinc.com>; Bruce Brooks <bbrooks@pataskalapolice.net>; Doug White <DWhite@westlickingfire.org>; Philip Wagner <pwagner@lhschools.org>; 'Chris Gilcher' <cgilcher@swlcws.com>; Alan Haines <ahaines@ci.pataskala.oh.us>

Cc: Scott Fulton <sfulton@ci.pataskala.oh.us>; Lisa Paxton <lpaxton@ci.pataskala.oh.us>

Subject: Pataskala BZA Review Memo for 01-11-2022



CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

621 West Broad Street, Suite 2A
Pataskala, Ohio 43062

CONDITIONAL USE APPLICATION

(Pataskala Codified Ordinances Chapter 1215)

Property Information	
Address: 6359 Summit Rd. SW Pataskala, Ohio 43062	
Parcel Number: 063-147108-00.000	
Zoning: M1	Acres: 1.8
Water Supply:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site
Wastewater Treatment:	
<input type="checkbox"/> City of Pataskala	<input checked="" type="checkbox"/> South West Licking <input type="checkbox"/> On Site

Staff Use
Application Number: CU-21-005
Fee: \$300.00
Filing Date: 10-21-2021
Hearing Date: 12-14-2021
Receipt Number: 000314

Applicant Information		
Name: Double Digmand, LLC		
Address: 504 Cherry Bottom Rd.		
City: Gahanna	State: OH	Zip: 43230
Phone: 614-204-2203	Email: johnwestfisher@gmail.com	

Documents
<input checked="" type="checkbox"/> Application
<input checked="" type="checkbox"/> Fee
<input checked="" type="checkbox"/> Narrative
<input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> Deed
<input checked="" type="checkbox"/> Area Map

Property Owner Information		
Name: Major Contracting Co.		
Address: 3923 E. Main St.		
City: Columbus	State: Ohio	Zip: 43213
Phone: 614-327-6524	Email: Lynne.columbusupply.com	

Conditional Use Information
Request (Include Section of Code): 1251.04-10 Landscaping Business
Describe the Project: Commercial Landscape Business 2nd Location

Documents to Submit

Conditional Use Application: Submit 1 copy of the conditional use application.

Narrative Statement: Submit 1 copy of a narrative statement explaining the following:

- The reason the conditional use has been requested.
- The specific reasons why the conditional use is appropriate as it pertains to Section 1215.04 of the Pataskala Code:
 1. *Is in fact a conditional use as established under the provisions of Title Three of the Planning and Zoning Code for the specific zoning district of the parcel(s) listed on this application.*
 2. *Will be harmonious with and in accordance with the general objectives, or with any specific objective of the City comprehensive plan and/or this Code.*
 3. *Will be designed, constructed, operated and maintained so as to be harmonious in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.*
 4. *Will not be hazardous or disturbing to existing or future neighboring uses.*
 5. *Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
 6. *Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.*
 7. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare, including but not limited to excessive production of traffic, noise, smoke, fumes, glare, odor, potential for explosion, and air or water pollution.*
 8. *Will have vehicular approaches to the property which shall be so designed as to not create interference with traffic on surrounding public thoroughfares.*
 9. *Will not result in destruction, loss, or damage of a natural, scenic, or historical feature of major importance.*
- Specific standards for conditional uses can be found in Section 1215.05 of the Pataskala Code.
- Wireless Telecommunication Facilities must also meet the requirements outlined in Section 1293.06(B) of the Pataskala Code.

Site Plan: Submit 1 copy (unless otherwise directed by staff) of a site plan to scale of the subject property indicating the following:

- All property lines and dimensions
- Location and dimensions of all existing and proposed buildings and structures.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Any other information deemed necessary for the conditional use request

Deed: Provide a copy of the deed for the property with any deed restrictions. Deeds can be obtained from the Licking County Recorder's website here: <https://apps.lcounty.com/recorder/paxworld/>

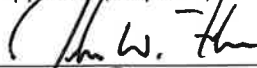
Area Map: Submit 1 copy of an area map showing the property and the surrounding area. Area maps can be obtained from the Licking County Auditor's website here: <https://www.lickingcountyohio.us/>

Signatures

I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge. Also, I authorize City of Pataskala staff to conduct site visits and photograph the property as necessary as it pertains to this conditional use request.

Applicant (Required):

Date:

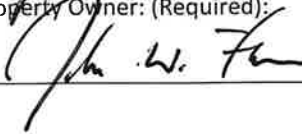


John W. Fisher

10/20/21

Property Owner: (Required):

Date:



John W. Fisher

10/20/21

The Conditional use has been requested to operate a 2nd location of Double Diamond, LLC – A Commercial Landscape Company operating in the Central Ohio Area. We have hopes to redevelop the property and would like the opportunity to find another site for the Landscape Company within this time period.

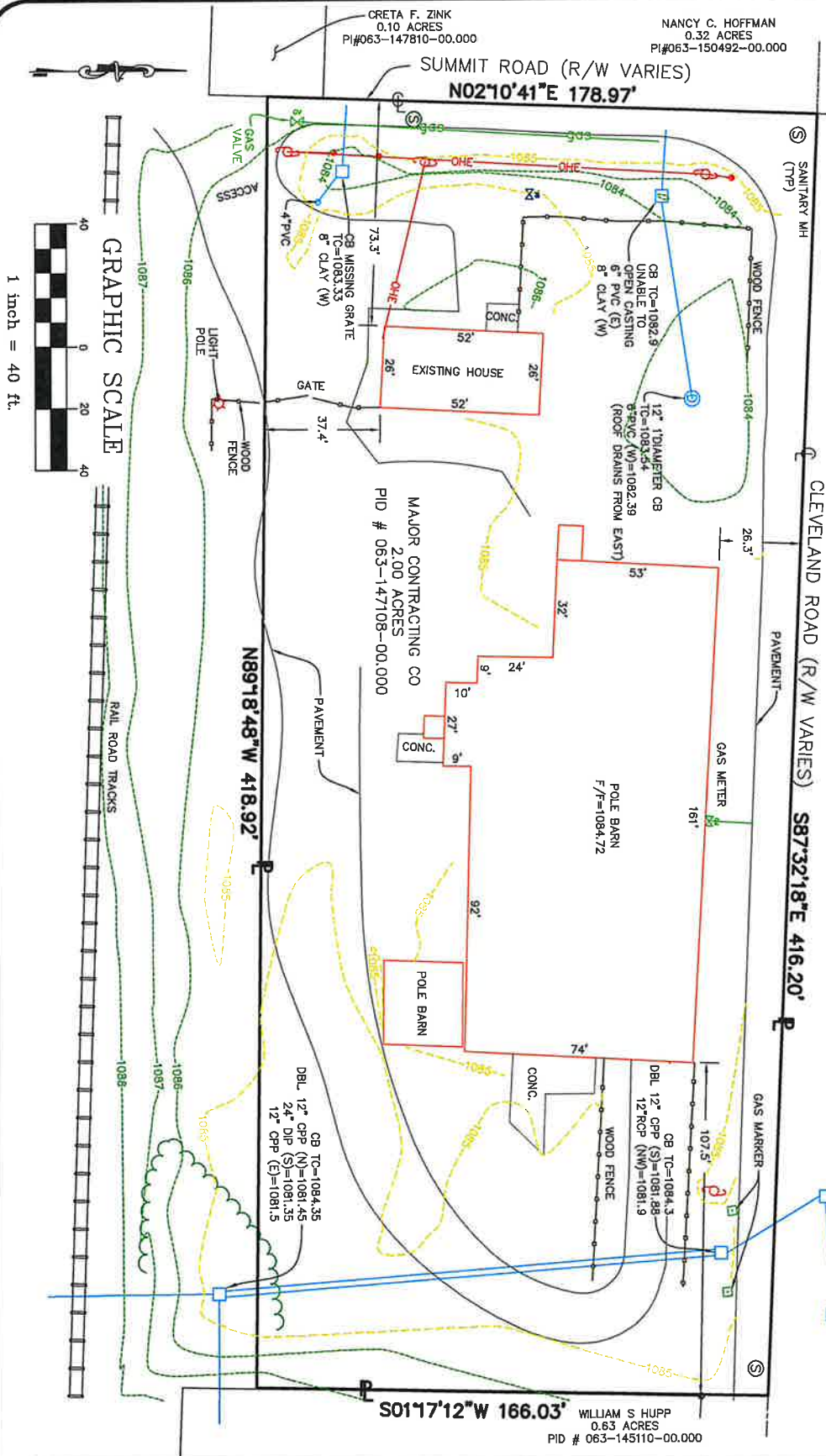
1. Yes, it's a conditional use under code 1251.04. This property once operated as a Truss building plant and is an ideal site/location for Double Diamond.
2. Yes, is a good use for the property and the building which currently sits on the property. We understand that this use does not fully conform to the comprehensive plan for the area, but would like to note that this site is Industrial. It once operated as a Truss Plant, and has characteristics to the property that are Industrial (2 acre site, large 12,000 sf building, along railroad tracks, office in front).
3. Yes, we have cleaned up the site and removed the damaged fence. This was a Truss building facility and I believe a Sand Blasting facility, at some point. There was lots of debris and left over materials from each user of this property. We have a landscape plan to improve the Aesthetics of the site and a plan to re-paint the office/house that sits along Summit Rd. in the Spring, once weather allows. We do not plan on adding any new structures or any additions to current structures. Our operation procedures are outlined below.
4. Yes, as outlined below, we operate from 730am-6pm however all work consists outside of the "shop" We arrive in the morning, trucks are allocated to job sites and leave for the day. Trucks return between the hours of 4-6pm. During the middle hours of the day our site remains locked and empty.
5. Yes, currently has SWLCWD serving water utilities and clear drainage which provides runoff for Summit Rd. and Cleveland Ave. AEP services Electrical. Rumpke services a (4) yard trash receptacle 2x's per month.
6. Yes, as we have continued to work on cleaning up this property. The fence has been removed 12/20 and other trash and debris removed. We plan to enclose the dumpster corral and add gravel as needed to the lot. Our landscape plan will create a more Aesthetically pleasing site as well.
7. Yes, all uses will be in accordance. This will serve as more of a storage facility for equipment. Not as a nursery or retail site. Our trucks disperse in the morning to each of their prospective job sites and return to the "shop" at the end of the work day.
8. Yes, access is off Summit Rd.
9. Yes, we plan to keep the property clean and continue to do so. Our new landscape plan will create a much cleaner appearance of the property and a fresh coat of paint on the office will freshen it up as well.

See notes below for Operations

- All Employee parking will be on the right side just inside the gate (along the railroad tracks). Indicated on site plan. There is currently an overhead light in the area, and we would park inside the property line as to not interfere with the railroad easement.
- Trash to be serviced in a 4 yard container which sits in the SW corner of the building. As it sits today, we may need to construct a barrier wall on the West side to enclose the dumpster.
- Hours Of Operation:
March-December 730am-6pm
Jan-Feb 730am-6pm unless it is snowing. If snowing, we generally work through the storm.
- We service customers in the lawn maintenance industry. We generally do not bring any grass clippings with us from any site. There will be no need for bulk storage of any grass clippings at 6359 Summit Rd. In the fall, we do leaf cleanups / prune shrubs. We have vendors whom we take the debris and drop it. In some instances, some debris will come back in trailers (too late to dump / not enough in trailer / depending on what is in it).
- Equipment in the building:
Work trucks for servicing clients.
Trailers for equipment-I have added a portion of trailer parking to site plan when not in use.
Misc hand tools-string trimmers, blowers, cutters, ladders, etc.
Bagged products (mulch, topsoil, calcium, salt). Some bulk mulch in dump trailers rarely comes back to shop.
- Our shop is generally closed/empty during the day as I work out of another office after dispersing crews.
- We rarely have any deliveries to the site. Sometimes our trucks will come in/out during the day if other equipment or tools are needed.
- Please see landscape plan attached to site plan. This will create a barrier in place of where the fence was. We ask that 6" Arborvitae could be a replacement to Ornamental Trees every 30'. We know L2 calls for an Ornamental Tree every 30' to form a canopy. Our reasoning to switch to Arborvitae is the ROW is too close along Cleveland Ave for any tree which would canopy. The branches would be in the roadway.

SITE LOCATION SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, AND IN THE CITY OF PATASKALA:
Being 2.00 acres of land as conveyed to Major Contracting Co., being a part of Lot 21, in Quarter 3, Township 1, Range 15
of the United States Military Lands South, 35 Recorder's Office, Licking County, Ohio.



6359 SUMMIT ROAD

10/10/21 1/1

1"=40'

TERRATEK
LAND SURVEYING & MAPPING

PROJECT ADDRESS:
6359 SUMMIT ROAD
PATASKALA, OH 43062

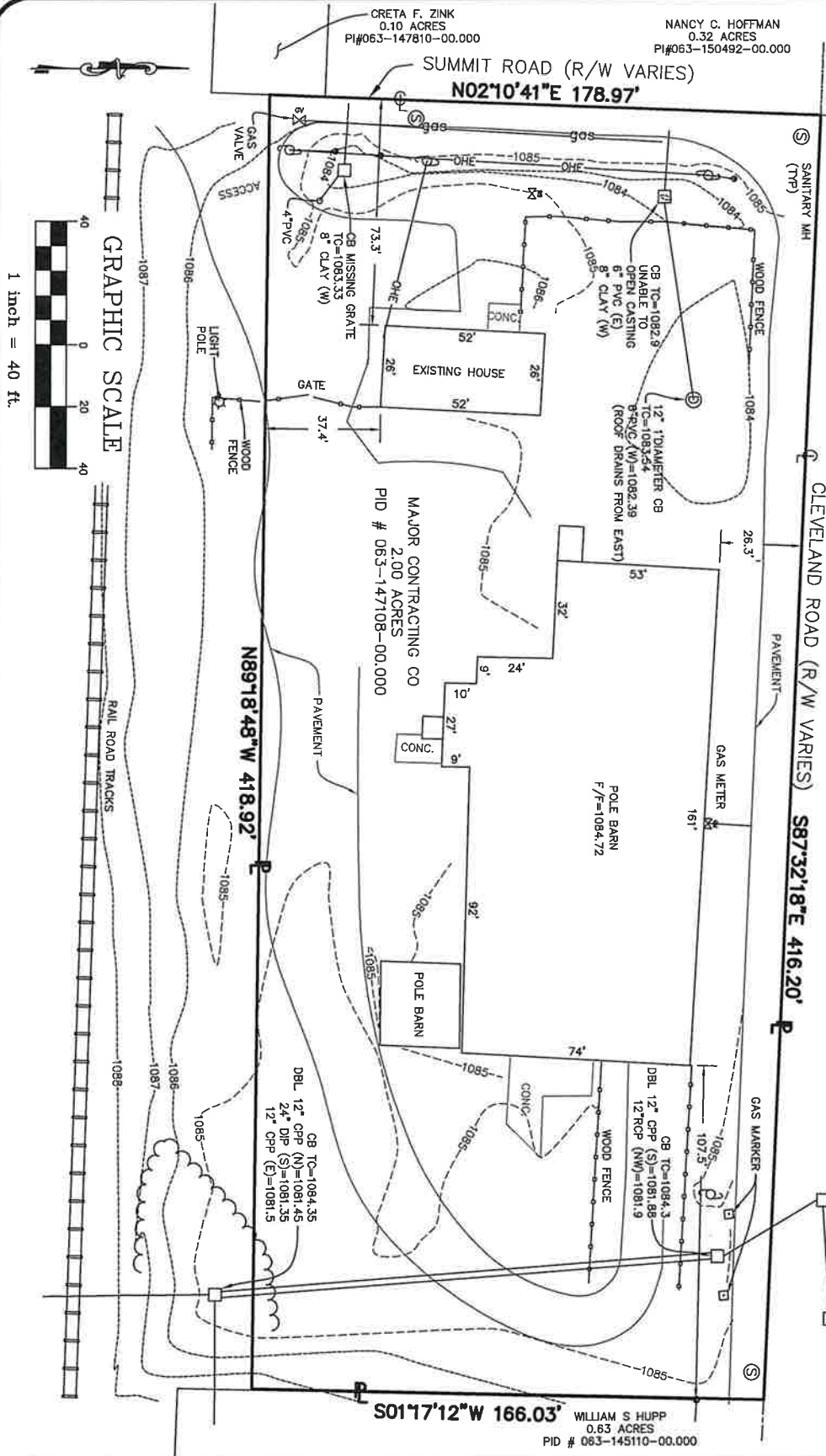
CERTIFICATION: This Location Survey was prepared from records on file at the Auditor & Recorder's Offices, Licking County, Ohio and from an actual field location performed on JUNE 6, 2021 under the direct supervision of Michael R. Ziska P.S. 8621. It is NOT to be used as a boundary survey, and IS NOT intended or to be used for recording purposes.

BY: *Mike Ziska*
MICHAEL R. ZISKA REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No. 8621
DATE OF PLAT: 10-10-2021



SITE LOCATION SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF LICKING, AND IN THE CITY OF PATASKALA:
Being 2.00 acres of land as conveyed to Major Contracting Co., being a part of Lot 21, in Quarter 3, Township 1, Range 15
of the United States Military Lands South, 35 Recorder's Office, Licking County, Ohio.



6359 SUMMIT ROAD
10/10/21 1/1
1"=40'

TERRATEK
LAND SURVEYING & MAPPING

PROJECT ADDRESS:
6359 SUMMIT ROAD
PATASKALA, OH 43062

CERTIFICATION: This Location Survey was prepared from records on file at the Auditor & Recorder's Offices, Licking County, Ohio and from an actual field location performed on JUNE 6, 2021 under the direct supervision of Michael R. Ziska P.S. 8621. It IS NOT to be used as a boundary survey, and IS NOT intended or to be used for recording purposes.

BY: *Mike Ziska*
MICHAEL R. ZISKA REGISTERED STATE OF OHIO
PROFESSIONAL SURVEYOR No. 8621
DATE OF PLAT: 10-10-2021



B & O RAILROAD

418.92'
S84°30'30"W

Employee Parking

Blocktop

Office

74.9'

Entry Door

Trash

Main Entry

Garage Door

Garage door

Main door

Barn Doors

2 11.0m
Metal Office

Barn Doors
Main Exit

Trailering Spring

2.75m

1653 AC

1648.1

3/11

R/W



86.1'
85.9'



From: [John Fisher](#)
To: [Scott Fulton](#)
Subject: 6359 Summit Rd Landscape Rendering
Date: Monday, December 27, 2021 4:33:17 PM

CAUTION: This email message came from an external (non-city) email account. Do not click on any links within the message or attachments to the message unless you recognize the sender's email account and trust the content.

Scott:

Hope you had a good holiday! Please see attached landscape rendering. I had to wait until the fence was down to put the picture in our program to do a rendering. I've had a couple call with Felix as we have been working on the property. Please let me know if there's anything else you think that could be needed/beneficial. We had put in there to paint the house "white" and Powerwash the building (should happen this week).

Enjoy your new year!



John W. Fisher
(614) 204-2203

Know all Men by these Presents

That

Dane H. Merrill and Betty Merrill, husband and wife,
Ethel M. Merrill, unmarried widow

Dane H. Merrill also known as Dane Merrill

of the Township of Lima, County of Licking
and State of Ohio Grantors, in consideration of the sum of
One Dollar and other valuable considerations

to them paid by

Major Contracting Company, an Ohio Corporation
2244 Mock Road, Columbus, Ohio
of the County of Franklin
and State of Ohio Grantee, the receipt whereof is hereby
acknowledged, do hereby grant, bargain, sell and convey to the said
Grantee Major Contracting Company, its successors

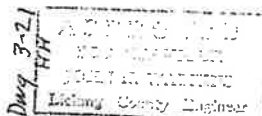
~~hereby~~ and assigns forever, the
following Real Estate situated in the County of Licking
in the State of Ohio, and in the Township of
Lima and bounded and described as follows:

Being located in Lot No. 21 of the Third Quarter of Township 1, Range 15, United States Military Lands, and being the same tract as conveyed to Charles A. and Dane Merrill by deed of record in Deed Book 515 page 631, all references being to records of the Recorder's Office, Licking County, Ohio, and being more particularly bounded and described as follows:

Beginning at a railroad spike in the centerline of County Road No. 26 and at the northwesterly corner of the said Lot No. 21, being also the southwesterly corner of "BESSE ADDITION" as the plat of same is shown of record in Plat Book 3, page 149; thence along the southerly line of the said "BESSE ADDITION" being the centerline of Cleveland Street, and the northerly line of the said Merrill tract, South 89° 43' East, 416.2 feet to a point, said point being the north-easterly corner of the said Merrill tract; thence along the easterly line of the said tract, being the westerly line of the tract conveyed to James M. and Corinne Faye Garrett by deed of record in Deed Book 591, page 512, South 0° 53' 30" East, (passing an iron pin found at 0.53 foot and passing a second iron pin found at 13.85 feet), 166.03 feet to a railroad spike in a wooden post at the southeasterly corner of the said Merrill tract and in the northerly right-of-way line of the Baltimore and Ohio Railroad; thence along the northerly right-of-way line of the said railroad, South 88° 30' 30" West, (passing an iron pin at 393.92 feet), 418.92 feet to a railroad spike at the intersection of the said right-of-way line with the centerline of County Road No. 26; thence along the centerline of the said County Road No. 26, NORTH, 179.0 feet to the place of beginning, containing 1.653 acres, more or less.

Subject to all planning, zoning and other governmental land use regulations and restrictions, if any, and all easements, leases, street and highway rights of way and any and all other conditions and restrictions of record, if any.

The foregoing description being based on a survey and plat thereof made on February 13, 1970 by W. H. Mechwart, Registered Surveyor No. 4072.



LAST TRANSFER: Deed Record Volume, 657 , Page 558

To have and to hold said premises, with all the privileges and appurtenances thereunto belonging, to the said Grantee

Major Contracting Company, its successors
~~heirs~~ and assigns forever.

And the said Grantor s Dane H. Merrill and Betty Merrill
and Ethel M. Merrill

for themselves and their heirs,
do hereby covenant with the said Grantee
Major Contracting Company, its successors

~~heirs~~ and assigns, that they are lawfully seized of the premises
aforesaid; that the said premises are Free and Clear from all Incumbrances whatsoever
except the taxes and assessments for the year 1970 amount not yet determined
which the grantee assumes and agrees to pay as a part of the consideration hereof.

and that they will forever Warrant and Defend the same, with the
appurtenances, unto the said Grantee
Major Contracting Company, its successors
~~heirs~~ and assigns
against the lawful claims of all persons whomsoever

In Witness Whereof the said Grantor s

Dane H. Merrill and Betty Merrill, husband & wife
and Ethel M. Merrill, unremarried widow

who hereby release their respective right s of dower in the premises, ha ve
hereunto set their hand s this 28th day of February
in the year of our Lord one thousand nine hundred and seventy (1970) .

Signed and acknowledged in presence of

Dane H. Merrill
Betty Merrill
Witnesses to signatures of Dane H.
Merrill and Betty Merrill

X Dane H. Merrill
Dane H. Merrill

X Betty Merrill
Betty Merrill

Ethel M. Merrill
Ethel M. Merrill
Witnesses to signature of Ethel
M. Merrill

X Ethel M. Merrill
Ethel M. Merrill

The State of OHIO
LICKING County } ss.

of February

A.D. 19 70 before me, the subscriber,

a Notary Public

in and for said county, personally came the

above named

Dane H. Merrill and Betty Merrill

~~and Ethel M. Merrill~~

the Grantors

in the foregoing Deed, and acknowledged the signing of the same to be their
voluntary act and deed, for the uses and purposes therein mentioned.

In Testimony Whereof, I have hereunto

subscribed my name and affixed my official seal on
the day and year last aforesaid.

HOWARD G. ROBINSON, ATT'Y AT LAW

NOTARY PUBLIC - STATE OF OHIO

My Commission Has No Expiration Date

Sec. 147.93 Rev. Code Of Ohio

Pataskala, Ohio.

This instrument was prepared by

Howard G. Robinson, Attorney at Law, Pataskala, Ohio.

STATE OF OHIO, COUNTY OF LICKING, SS:

BE IT REMEMBERED, that on this 11th day of March, 1970, before me, the sub-
scriber, a Notary Public in and for said county, personally came the above named
Ethel M. Merrill, one of the Grantors in the foregoing Deed, and acknowledged
the signing of the same to be her voluntary act and deed, for the uses and purposes
therein mentioned.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my
official seal on the day and year last aforesaid.

HOWARD G. ROBINSON, ATT'Y AT LAW

NOTARY PUBLIC - STATE OF OHIO

My Commission Has No Expiration Date

Sec. 147.93 Rev. Code Of Ohio

This instrument was prepared by
Howard G. Robinson, Attorney
at Law, Pataskala, Ohio

81841° X 10
Warranty Deed

Dane H. Merrill
and
Betty Merrill

TO

Major Contracting Company

Transferred March 18 1970
George D. Buchanan
COUNTY AUDITOR

STATE OF OHIO

COUNTY OF Licking SS

RECEIVED FOR RECORD ON THE

18 day of March 1970

at 3:16 o'clock P.M.

and RECORDED March 20 1970

DEED BOOK 658 PAGE 322

Robert E. Wines

COUNTY RECORDER

RECORDERS FEE \$ 3.00

HOWARD G. ROBINSON

Attorney-at-Law

Pataskala, Ohio 43062

