



**City of Pataskala Planning & Zoning Department**  
**Scott Fulton, Director of Planning**  
*Director of Planning's Report to Council*

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**Current Projects**

➤ **Planning and Zoning Commission**

**September 7, 2022 Hearing:** The following applications are scheduled to be heard at the September 7, 2022 Planning and Zoning Commission hearing:

- Application PM-22-001: Red Rock Investment Partners, LLC is requesting a recommendation of approval for a Planned Manufacturing application pursuant to Section 1253.07 of the Pataskala Code for the property located at 11591 Mill Street Road.
- Application PP-21-001: James T. Watkins, P.E. is requesting approval of an amendment to a previously approved Preliminary Plan pursuant to Section 1113.14 of the Pataskala Code for "Forest Ridge", a 254-lot single family residential subdivision.
- Application PP-22-002: Connie J. Klema is requesting approval of an amendment to a previously approved Planned Development District pursuant to Section 1113.14 of the Pataskala Code for the properties located at 14140 and 14163 East Broad Street.
- Application ZON-22-003: Jeffrey Branham is requesting a recommendation of approval to rezone from the M-1 – Light Manufacturing District to the DB – Downtown Business zoning district pursuant to Section 55.13 of the Pataskala Code for the property located at 53 George Street.
- Application ZON-22-004: Connie J. Klema is requesting a recommendation of approval to rezone from the LB – Local Business zoning district to the PDD – Planned Development District, and approval of a Preliminary Development Plan pursuant to Section 1255.19 of the Pataskala Code for the expansion of the "Heritage Town Center" located at 7164 Hazelton-Etna Road.

➤ **Board of Zoning Appeals**

**September 13, 2022 Hearing:** No applications were submitted for the September 13, 2022 Board of Zoning Appeals hearing; therefore, the hearing has been canceled.

➤ **Ordinance 2022-4424**

- Joe Clase, Plan 4 Land, is requesting to rezone 160 +/- acres from the AG – Agriculture to the PDD – Planned Development District pursuant to Section 1255.13 of the Pataskala Code for the property located at 10391 Hollow Road (Former High Lands Golf Course)
- The Planning and Zoning Commission recommended approval of the application on July 6, 2022 with the following condition:

1. The Applicant shall provide a clean copy of the complete application to the Planning and Zoning Department prior to proceeding to City Council.
- Originally, a Council public hearing was to be held on September 19, 2022 at 6:30pm; however, revised plans were not submitted in time to legally advertise the public hearing. Therefore, the hearing will need to be rescheduled until the revised plans are submitted and the public hearing can be legally advertised.
  - Staff is happy to answer any questions related to this rezoning ordinance.

➤ **Ordinance 2022-4425**

- Meredith Family Properties, LLC is requesting to rezone 3.07 +/- acres from the R-20 – Medium Density Residential zoning district to the M-1 – Light Manufacturing zoning district pursuant to Section 1255.13 of the Pataskala Code for the property located at 0 Palmers Land Avenue (PID 063-141570-00.000).
- The Planning and Zoning Commission recommended approval of the application on July 6, 2022.
- A Council public hearing will be held on September 6, 2022 at 6:30pm
- The Staff Report and Decision Letter are attached for reference.
- Staff is happy to answer any questions related to this rezoning ordinance.

➤ **FEMA FIRM Update**

- FEMA has released updated preliminary Flood Insurance Rate Maps (FIRM) for Licking County that include portions of Pataskala.
- A virtual community officials meeting was held on June 28, 2022 from 10:30am to 12:00pm
- A virtual flood plain map information open house was held on June 28, 2022 from 5:00pm to 7:00pm.
- A lengthy PowerPoint presentation explaining the process is available upon request.
- Staff will keep Council apprised as the process continues and more information is available.

➤ **Resolution 2022-075**

- Staff has created a resolution that would expand the existing Joint Economic Development District (JEDD) in the Pataskala Corporate Park to include the TPA property on the northeast corner of Mink Street and Refugee Road.
- As a stipulation of the CRA agreement (Ordinance 2021-4393), TPA was required to petition to join the JEDD, which they have done.
- In addition to Pataskala, both Harrison Township and the City of Newark must pass resolutions permitting the expansion of the JEDD to include the TPA property.
- After these three resolutions have passed, the petition will be presented to the JEDD Board for final approval.
- A Council public hearing will be held on September 6, 2022 at 6:15pm.
- Attached is a map showing the existing JEDD and the proposed expansion.

➤ **Pataskala CRA's**

- The Planning and Zoning Department has compiled information on the existing CRA's within the City for assessment and provided them to the Montrose Group.
- This assessment will determine the efficiency of existing CRA areas and determine if they should be expanded, retracted, or otherwise adjusted.
- Staff has completed the CRA Process Guide so that all parties (Council, Administration and the Company) are on the same page and know what to expect when navigating the CRA process. It is designed to be policy, rather than legislation, so that it can remain flexible.
- Staff and Montrose are working on the creation of a CRA for the northwest "innovation" district as outlined in the Comprehensive Plan.
- Staff presented a summary of the proposed Northwest Innovation District CRA to the Development Committee on June 21, 2022 for consideration. The Development Committee recommended that staff proceed with the formal creation of the CRA.
- A draft ordinance is currently under review by the Law Director. Once completed it will be presented to City Council.

➤ **Comprehensive Plan**

- The Planning and Zoning Department has identified the Economic Development goals outlined in the Comprehensive Plan for implementation and has reviewed them with Montrose and the City Administrator.
- The Planning and Zoning Department is prioritizing the planning and zoning goals outlined in the Comprehensive Plan for implementation. It is likely that Conservation Rural/Suburban regulations will be the first item addressed.
- With the passage and implementation of Impact Fees, staff has completed Action 6.3.1 of the Comprehensive Plan which states: "Consider the use of impact fees as a tool plan for and cover the cost associated with future development".
- Montrose is working on the creation of a CRA for the northern "innovation" district as outlined in the Comprehensive Plan as Action 4.2.2 which states: "Continue to market and explore opportunities for the northern innovation district".
- Staff is working on the creation of the Summit Road TIF as outlined in the Comprehensive Plan as Action 2.2.2 which states: "Establish the area as a primary showplace for the City through public and private improvements".

➤ **Summit Road TIF**

- The developer submitted a Preliminary Plan amendment for the project that will appear at the September 7, 2022 Planning and Zoning Commission hearing.
- Staff met with the developer on May 18, 2022 to discuss the next steps in moving the project forward
- Staff is working on setting up a meeting with the developer to discuss the traffic analysis and proposed site plan.
- The developer has submitted a traffic analysis for review.

- Staff met to discuss the next steps in the TIF process on January 13, 2022.
- Staff spoke with the developer's attorney who indicated that they would be seeking approval from the Planning and Zoning Commission for the proposed development located on the northeast corner of Broad Street and Summit Road prior to completing the TIF agreement. The developer has not yet applied for approval.
- Staff continues to work with the developer and Mr. Schwallie on finalizing the Summit Road TIF agreement.
- Staff met with the developer on April 23, 2021 to discuss revisions to the draft TIF agreement. Staff has forwarded those on to Mr. Schwallie to make the updates.
- Mr. Schwallie has prepared a draft of the TIF agreement for review by staff and the developer.
- The property owner has confirmed the items to be included in the TIF and staff has forwarded these items to Mr. Schwallie to be incorporated into the TIF document.
- Staff has identified that items to be included in the TIF and has forwarded that list to the property owner for review.
- Staff has identified the parcels to be included in the TIF for the intersection of Summit Road and Broad Street and has forwarded them on to Mr. Schwallie for review.
- Staff spoke with Mr. Shwallie on August 28, 2020 regarding the parcels initially identified to be included in a Summit Road TIF. It became apparent after this discussion that the initial focus should be on creating a TIF for the intersection of Summit Road and Broad Street. Staff is in the process of identifying parcels to be included for review by Mr. Schwallie.
- Staff contacted Dennis Schwallie to determine interest and cost of preparing the TIF. Mr. Schwallie indicated that he would need to know the number of parcels to be included in the TIF before a cost estimate could be provided.
- Staff contacted Connie Klema, who represents the Coughlin properties on the corner of Summit, to see if there was interest in contributing to the cost of the TIF. This was done at the request of the Development Committee. Ms. Klema indicated she would need to know the cost first.
- Staff spoke with Mr. Schwallie on October 8, 2020 and is continuing to move forward on the establishment of the TIF.
- There are a few remaining items that need to be finalized before a formal document can be created; however, staff continues to work on these items and make progress on the TIF.

July 12, 2022

Meredith Family Properties, LLC  
61 Klema Drive North  
Reynoldsburg, Ohio 43068

RE: Zoning Application ZON-22-002

Mr. Meredith

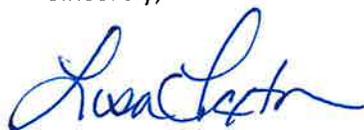
Your request for a recommendation to rezone property from the R-20 – Medium Density Residential District to the M-1 – Light Manufacturing District, pursuant to Section 1217.10 of the Pataskala Code, for the property located at 0 Palmers Lane Avenue (Parcel Number 063-141570-00.000) was given a public hearing on Wednesday, July 6, 2022.

The City of Pataskala Planning and Zoning Commission recommended approval.

**The recommendation shall be forwarded to Pataskala City Council for consideration, as Ordinance Number 2022-4425 for a public hearing on Tuesday, September 6, 2022 at 6:30pm in Council Chambers in City Hall.**

Should you have any questions, please contact Jack Kuntzman, City Planner, at (740) 964-1316 or via email at [jkuntzman@ci.pataskala.oh.us](mailto:jkuntzman@ci.pataskala.oh.us).

Sincerely,



Lisa Paxton  
Zoning Clerk

cc: Zoning Inspector  
File



*Planning and Zoning  
Department*



## CITY OF PATASKALA PLANNING AND ZONING COMMISSION

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

### STAFF REPORT

July 6, 2022

#### Rezoning Application ZON-22-002

<b>Applicant:</b>	Meredith Family Properties, LLC.
<b>Owner:</b>	Linda Palmer Cheney
<b>Location:</b>	0 Palmers Land Avenue, Pataskala, OH 43062 (PID: 063-141570-00.000)
<b>Acreage:</b>	+/- 3.07-acres
<b>Zoning:</b>	R-20 – Medium Density Residential
<b>Request:</b>	Requesting a recommendation to rezone +/- 3.07 acres from the R-20 – Medium Density Residential zoning district M-1 – Light Manufacturing zoning district pursuant to Section 1255.13 of the Pataskala Code.

#### Description of the Request:

The Applicant is requesting a recommendation from the Planning and Zoning Commission to rezone approximately 3.07-acres of land from the R-20 – Medium Density Residential zoning district to the M-1 – Light Manufacturing zoning district, pursuant to Section 1217.10 of the Pataskala Code.

#### Staff Summary:

The approximately 3.07-acre property located at the end of Palmers Land Ave (Parcel No. 063-141570-00.000) is currently occupied by two structures. A 728-square foot pole barn, and a larger 1,440-square foot pole barn, both built in 1992. Much of the site is wooded, and the only frontage the property has along the public right-of-way is on Palmers Land Avenue. The Applicant also owns the adjacent 4.27-acre property directly to the north, which is occupied by Meredith Brothers, Inc., a construction components manufacturing facility, with frontage on Klema Drive. The other adjacent properties to the west are also zoned M-1 – Light Manufacturing and used as such. On the east side, along Harrison Street SW and Palmers Land Avenue, the land use is for single-family homes.

The Applicant is requesting a recommendation of approval from the Planning and Zoning Commission to rezone the 3.07-acre parcel from R-20 – Medium Density Residential to M-1 – Light Manufacturing. As stated by the Applicant within their Application, the purpose of the rezoning is to provide for additional material storage for their business located on the lot adjacent to the north (Meredith Brothers, Inc.). The Applicant also acknowledged that the lot has become “a neighborhood dump” and has several potential Zoning Code Violations.

**Staff Review:** *The following summary does not constitute recommendations but merely conclusions and suggestions from staff.*

Planning and Zoning Staff:

The Future Land Use Map recommends 'Flex Industrial', which the Comprehensive Plan (2021) describes as "wholesale, warehousing, manufacturing, packaging, and repair". The recommend uses are Office and Industrial uses at a density of 10,000 to 15,000-square feet per acre. The requested rezoning is in line with the recommendations of the Comprehensive Plan.

Any development of this parcel would be subject to any and all applicable requirements of the Pataskala Zoning Code, and specially the general requirements of the M-1 – Light Manufacturing zoning district.

In conversation with the Public Service Director, as the adjacent properties to the East also fronting on Harrison Street and Palmers Land Avenue are all residential, the City, upon any future development of this parcel, will not grant full access through to the East. The West Licking Joint Fire District will likely require a secondary means of access to the parcel besides the main entrance on Klema Drive. Therefore, any access from Harrison Street will be emergency access only. The Property Owner will also need to combine the subject parcel with the adjacent northern parcel to expand the existing business into this lot, as well as to provide a means of access from Klema Drive.

A possible condition, should this rezoning be recommended for approval, cannot be included limiting access to this parcel. Upon advice from the City's Law Director, such a condition would entail "Contract Zoning", which would be illegal.

Following a recommendation from the Planning and Zoning Commission, the Application will go before City Council for final approval.

Public Service Director (Full comments attached)

Access to this property must come exclusively from Klema Dr. No access, other than emergency access, shall be permitted from Harrison St. or Palmer Land Ave.

A possible condition, should this rezoning be recommended for approval, cannot be included limiting access to this parcel. Upon advice from the City's Law Director, such a condition would entail "Contract Zoning", which would be illegal

Zoning Inspector (Full comments attached)

Palmers Land Ave. has had ongoing code violations since 2017. Mr. Meredith is aware of the issues present on the parcel and has voluntarily agreed to an abatement plan to rectify all the concerns that presently exist. Please see full comments for agreed upon abatement plan.

**Surrounding Area:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	M-1 – Light Manufacturing	Misc. Industrial
East	R-20 – Medium Density Residential	Single-Family Homes
South	R-20 – Medium Density Residential	Single-Family Homes
West	M-1 – Light Manufacturing	Misc. Industrial

**Rezoning Approval:**

According to Section 1217.04 of the Pataskala Code, the Planning and Zoning Commission shall consider approval of a rezoning if the proposal:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Comprehensive Plan and/or this Code.
2. 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.
3. Will not be hazardous or disturbing to existing or future neighboring uses.
4. 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.
5. 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.
6. Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.
7. Will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares.
8. Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

**Department and Agency Review**

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

**Modifications:**

Should the Planning and Zoning Commission choose to approve the applicant's request, the following modifications may be considered:

- None.

**Resolution:**

For your convenience, the following resolution may be considered by the Planning and Zoning Commission when making a motion:

"I recommend approval of Rezoning Application number ZON-22-002 pursuant to Section 1217.10 of the Pataskala Code. ("with the following modifications" if modifications are to be placed on the approval)."

**From:** [Alan Haines](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** RE: Pataskala PZC Review Memo for 07-06-2022  
**Date:** Tuesday, June 28, 2022 3:23:23 PM

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Jack,

Good afternoon. My comments on the applications to be heard at the subject meeting are as follows:

1. ZON-21-005
  - a. No comment
2. ZON-22-002
  - a. Access to this property must come exclusively from Klema Dr. No access, other than emergency access, shall be permitted from Harrison St. or Palmer Land Ave.

Let me know if questions.

Regards,

Alan W. Haines, P.E.  
Public Service Director  
City of Pataskala

621 W. Broad St.  
Suite 2B  
Pataskala, Ohio 43062

Office: 740-927-0145  
Cell: 614-746-5365  
Fax: 740-927-0228

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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Sent:** Wednesday, June 8, 2022 9:50 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>; Scott Morris <smorris@lickingcohealth.org>; Alan Haines <ahaines@ci.pataskala.oh.us>  
**Cc:** Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>  
**Subject:** Pataskala PZC Review Memo for 07-06-2022

Good Morning Everyone,

You are receiving this email because one or more of the Applications submitted for the **July 6, 2022** Planning and Zoning Commission is within your jurisdiction. Please see the list below for which Applications are being submitted for your review.

**ZON-21-005 (REVISED PLANS):** Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, Scott Morris, CJ Gilcher, Alan Haines.

**From:** [Felix Dellibovi](#)  
**To:** [Jack Kuntzman](#)  
**Subject:** RE: Pataskala PZC Review Memo for 07-06-2022  
**Date:** Thursday, June 16, 2022 1:21:31 PM  
**Attachments:** [Approved Abatement Plan- Palmers Land Ave.pdf](#)

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RE: ZON-22-002

Palmers Land Ave. has had ongoing code violations since 2017. Mr. Meredith is aware of the issues present on the parcel and has voluntarily agreed to an abatement plan to rectify all the concerns that presently exist. Please see attached PDF of the agreed upon abatement plan, with the deadline date actively open due to the contingency of the property sale (See justification section).



**Felix Dellibovi**  
**Zoning Inspector**  
**City of Pataskala**  
621 West Broad Street, Suite 2-A  
Pataskala, Ohio 43062  
Office: (740) 927-3885  
Cell: (614) 774-4446  
Email: [fdellibovi@pataskala.ci.oh.us](mailto:fdellibovi@pataskala.ci.oh.us)

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**From:** Jack Kuntzman <jkuntzman@ci.pataskala.oh.us>  
**Sent:** Wednesday, June 8, 2022 9:50 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>; Scott Morris <smorris@lickingcohealth.org>; Alan Haines <ahaines@ci.pataskala.oh.us>  
**Cc:** Lisa Paxton <lpaxton@ci.pataskala.oh.us>; Scott Fulton <sfulton@ci.pataskala.oh.us>  
**Subject:** Pataskala PZC Review Memo for 07-06-2022

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**ZON-22-002:** Felix Dellibovi, Jim Roberts, Bruce Brooks, Doug White, Philip Wagner, CJ Gilcher, Alan Haines.



## CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

### ABATEMENT PLAN APPLICATION

(Pataskala Codified Ordinances Chapter 1223)

Property Information	
Address: <b>Palmers Land Ave.</b>	
Parcel Number: <b>063-141570-00.000</b>	
Zoning: <b>R20- Medium Density Residential</b>	Acres: <b>3.073 AC</b>
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	

Person in Charge/Applicant Information		
Name: <b>Victor Meredith:</b> Meredith Family Properties LLC	Person in Charge: <b>(Self)</b>	
Address: <b>61 Klema Drive</b> (AND/OR 625 MONTICELLO COURT)		
City: <b>Pataskala</b>	State: <b>Ohio</b>	Zip: <b>43602</b>
Phone: <b>(614) 258-4991</b>	Email: <a href="mailto:vmeredith@meredithbrothersinc.com">vmeredith@meredithbrothersinc.com</a>	

Owner Information		
Name: : <b>Janet &amp; Donna Palmer</b>		
Address: <b>355 Camelot Drive</b>		
City: <b>Urbana</b>	State: <b>Ohio</b>	Zip: <b>43078</b>
Phone: <b>(937) 653-6355</b>	Email:	

Abatement Plan Justification
Pursuant to Section 1223.09 of the Pataskala Code, the person in charge or their designee may apply for an abatement plan with the enforcing official if the violation(s) to be remedied are costly or extensive.
Justification: <b>Contingency to abatement plan is upon approval of purchased property, should property not be obtained by the person in charge than the abatement plan, and their responsibility to correct stated violations, is null and void. Violations would then fall back to the owner, and they would be fully responsible to correct all violations present on stated property.</b>

Violations	
Violation Number: <b>VIO-22-466</b>	Time to Remedy:
Violation Description: <b>City Code Section 1223.05(a)(2)</b> : All front, side and rear yards shall be free of litter, refuse and debris, except temporary storage or placement of refuse and debris for appropriate disposal.	
Remedy Proposal: Dumpster to be placed and the utilization of machinery will remove all junk trash and debris. Buildings will remain, trash, junk, debris, and all other items will be properly disposed of.	

Violation Number: <b>VIO-22-467</b>	Time to Remedy:
Violation Description: <b>City Code Section 521.11(a)</b> : Any person and/or entity owning of any lot, parcel, or land, shall be required to control all weeds, grasses, and vegetation to keep the growth under eight inches high.	
Remedy Proposal: Groundskeeping, maintenance, and upkeep of all vegetation will be maintained and groomed.	

<del>Violation Number:</del> _____	
Violation Description:	
Remedy Proposal:	
	Time to Remedy:

<del>Violation Number:</del> _____	
Violation Description:	
Remedy Proposal:	
	Time to Remedy:

<b>Abatement Plan Deadline</b>
All items identified in the "Violations" section of this application shall be completed on or before:
<b>Deadline:</b>

<b>Signatures</b>	
I certify the facts, statements and information provided on and attached to this application are true and correct to the best of my knowledge and understand the requirements for an Abatement Plan. Also, I authorize the City of Pataskala staff to inspect the property as necessary as it pertains to this application.	
Property Owner or Person in Charge/Applicant: <b>Victor Meredith: Meredith Family Properties LLC</b>	Date: <b>06.16.22</b>
Signature: <i>Wm. Victor Meredith</i>	Date: <b>06.16.22</b>

<b>Enforcing Official</b>	
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
Enforcing Official: <b>Felix Dellibovi – Zoning Inspector</b>	Date: <b>6.16.2022</b>
Signature: 	Date: <b>6.16.2022</b>
Conditions: <i>The Zoning Inspector, or the designee, is authorized unrestricted access to the above stated property, at any time, to assess said property for/of City Code violations, without prior notice to the owner/occupant. This document, the "Abatement Plan" approval, and its signatures, grants that approval from the property/parcel owner.</i>	

<b>Extension/Amendment Request</b>	
<input type="checkbox"/>	An extension and/or an amendment may be granted to an approved abatement plan by the enforcing official for just cause shown. All requests shall be made in writing identifying the need for the extension and/or amendment and attached to the previously approved abatement plan
<input type="checkbox"/> Approved	<input type="checkbox"/> Disapproved
Enforcing Official:	Date
Conditions:	
<b>Adjusted Deadline:</b>	



# CITY OF PATASKALA PLANNING & ZONING DEPARTMENT

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

## REZONING APPLICATION

(Pataskala Codified Ordinances Chapter 1217)

<b>Property Information</b>		
Address: <u>PALMERS LAND AVE.</u>		
Parcel Number: <u>063 - 141570 - 00-000</u>		
Current Zoning: <u>R-20</u>	Proposed Zoning: <u>M-1</u>	Acres: <u>3.07</u>
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

<b>Staff Use</b>
Application Number: <u>ZON-22-002</u>
Fee: <u>750</u>
Filing Date: <u>6-3-22</u>
Hearing Date: <u>7-6-22</u>
Receipt Number: <u>000674</u>

<b>Applicant Information</b>		
Name: <u>MEREDITH FAMILY PROPERTIES, LLC</u>		
Address: <u>61 KLEMA DR. N.</u>		
City: <u>REYNOLDSBURG</u>	State: <u>OH</u>	Zip: <u>43068</u>
Phone: <u>614.258.4991</u>	Email: <u>V.MEREDITH @ MEREDITH BROTHERS INC. COM</u>	

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

<b>Property Owner Information</b>		
Name: <u>Linda Palmer Cheney</u>		
Address: <u>355 Camelot Dr.</u>		
City: <u>Urbana</u>	State: <u>OH</u>	Zip: <u>43078</u>
Phone: <u>937.653.6355</u>	Email:	

<b>Rezoning Information</b>
Request (Include Section of Code): <u>M1 from R20 (1217.10)</u>
Describe the Project (Include Current Use and Proposed Use): <u>Wooded vacant property with frequent vagrants staying there. Has become a neighborhood dump as well. Warehouse + storage (outside) of construction materials.</u>

**Documents to Submit**

**Rezoning Application:** Submit one (1) copy of the rezoning application.

**Narrative Statement:** Submit one (1) copy of a narrative statement explaining the following:

- The reason the rezoning has been requested.
- The specific reasons why the rezoning is appropriate as it pertains to Section 1217.04 of the Pataskala Code:
  1. *Will be harmonious with and in accordance with the general objectives or with any specific objective of the Comprehensive Plan and/or this Code.*
  2. *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.*
  3. *Will not be hazardous or disturbing to existing or future uses.*
  4. *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, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.*
  5. *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.*
  6. *Will not involve uses, activities, processes, materials, equipment and conditions of operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor, air or water pollution, or potential for explosion.*
  7. *Will have vehicular approaches to the property which shall be so designed as to not create an interference with traffic on surrounding public thoroughfares.*
  8. *Will not result in destruction, loss, or damage of a natural, scenic, or historic feature of major importance.*

**Site Plan:** Submit one (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.
- Location and dimensions of all existing buildings and structures on adjacent properties within 500 feet.
- Setbacks from property lines for all existing and proposed buildings, structures and additions
- Easements and rights-of-way
- Existing and proposed driveways
- Floodplain areas
- Location of existing wells and septic/aerator systems.
- Number and dimensions of existing and proposed parking areas
- Existing and proposed refuse and service areas
- Existing and proposed landscaping features
- Any other information deemed necessary for the rezoning 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/recording-search/>

**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 rezoning request.

Applicant (Required):

Date:

6/3/22

Property Owner (Required):

Date:

6/3/22

Michael L. Smith, Auditor  
 Roy Van Atta, Treasurer

Taxes Due July 20th



- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other

**FIND YOUR PARCEL**

Owner:

Search:

See

003-14137-0000000  
 PALMER DONNA & JANET  
 PALMERS LAND AVE  
 PATASKALA, OH 4306

Acre: 3.07  
 3.07 AC

Land: 534,800  
 Improv: 570,300  
 Total: 574,800

Transfer Date: 1/27/13  
 Amount: \$0  
 Conveyance: 99999  
 Valid Sale: No

Homestead: No  
 Owner Occ: No

Foreclosure: No  
 Confirmed Delq: 2020  
 On Contract: No  
 Bankruptcy: No  
 Tax Lien: No

Michael L. Smith, Auditor  
Roy Van Atta, Treasurer

Taxes Due July 20th

- BOR
- CAUV
- Dog License
- Downloads
- Forms
- GIS
- Homestead
- Taxes
- Other



FIND YOUR PARCEL

Owner:  See  
Traverse Searching?



063-74157000000  
PALMER DONNA &  
JANET  
PALMERS LAND AVE  
PATASKALA, OH 4306  
Acres: 1.07  
3,073.46'  
Land: \$34,500  
Improv: \$20,400  
Total: \$54,900  
Transfer Date: 12/21/13  
Amount: \$0  
Conveyance: 9999  
Valid Sale: No  
Homestead: No  
Owner Occ: No  
Foreclosure: No  
Certified Date: 2020  
On Contract: No  
Bankrupt: No  
Tax Lien: No

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PURCHASE AGREEMENT

Clark County, Ohio

June 2, 2022, ~~2018~~

The undersigned Purchaser hereby agrees to buy, for the consideration and upon the terms hereinafter set forth, the real estate located in the City of Pataskala, County of Licking, State of Ohio, and known as: 3.073 Palmers Land Ave., and also described as Permanent Parcel Number 063-141570-00.000 in the Licking County Auditor's records, together with all hereditaments, appurtenances, rights, privileges and easements thereunto belonging.

The legal description of the real estate is:

See Exhibit "A" Attached

Consideration: Purchaser agrees to pay for said premises the sum of One Hundred Seventy Thousand Dollars (\$170,000), which sum shall be payable by cashier's check or certified funds upon the final closing.

Possession: On the date of closing. Purchaser shall be responsible for all site clean up and accepts the property in its as is condition.

Contingencies: Seller's obligation under this agreement is conditioned upon her successful appointment as the Administrator/Executor of the Estates of Janet Palmer and the Estates of Donna Palmer and approval (if necessary) of the sale by the probate courts that have jurisdiction over these Estates. Purchaser understands that the appointment of the Seller as the Executor/Administrator of these estates is in process but has not yet occurred.

Deed: The Seller shall convey to the Purchaser a good and merchantable title in fee simple to the subject premises by fiduciary deed with release of dower, free and clear of all liens and encumbrances whatsoever except restrictions, conditions and easements of record, zoning ordinances, taxes and assessments and all legal highways.

Taxes and Assessments: Real estate taxes shall be paid by purchaser for tax years 2021 and 2022 but the seller is responsible for all taxes, penalties and assessments for tax years prior to 2021.

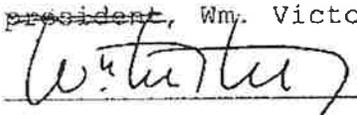
Fixtures and Equipment: The consideration shall include

all meters, furnaces, firing and furnace control apparatus, air conditioning equipment, heating appliances, gas, electric, bathroom and lavatory fixtures, built-in equipment, attached or affixed carpet and linoleum, window shades or drapes, curtain rods and poles, venetian blinds, pergolas, arbors, shrubs, plants and trees, and awnings, fly screens, auxiliary doors and windows, and porch blinds belonging to the Seller and pertaining to the premises, whether now in or on the premises or in storage.

Disclosure: The Purchaser has examined all property involved, and in making this offer is relying solely upon such examination with reference to the condition, character and size of the land and improvements, and is purchasing the property in its as is condition.

Name Title to be Taken In: Title to the property shall be taken in the name of Meredith Family Properties.

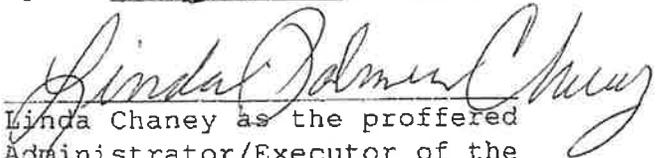
Merger: Any terms of this Agreement which have not been satisfied or completed at closing shall survive merger with the deed and shall be satisfied subsequent to closing.

Family Properties  
Meredith ~~Brothers, Inc., by its~~  
~~president,~~ Wm. Victor Merideth  


PURCHASER

ACCEPTANCE

The undersigned, the Seller, hereby agrees and accepts the foregoing offer. Signed this 3 day of 6, 2022

  
Linda Chaney as the proffered  
Administrator/Executor of the  
Estates of Donna Palmer and

Janet Palmer

---

355 CAMELOT DR.  
URBANA OHIO 43078  
Address:  
Phone: 937 653 6355  
SELLER

This Instrument Prepared By:

COLE ACTON HARMON DUNN  
A Legal Professional Association  
333 North Limestone Street  
P.O. Box 1687  
Springfield, Ohio 45501  
Phone: (937) 322-0891

EXHIBIT "A"

Located in the State of Ohio, County of Licking, Lima Township, Range fifteen (15), Township one (1), Section three (3) and Lot twenty-eight (28), U.S. Military Lands and being a part of the tract of land conveyed to Bobby G. & Hope L. Staley as recorded in Deed Volume 678, Page 528 in the Licking County Recorder's Office and more fully described as follows:

Beginning at a ¾" I.D. pipe set at the southwest corner of McMillins Addition of Summit Station as recorded in Plat Book 3, Page 16 in the Licking County Recorder's Office;

Thence South 89° 48' 38" West 123.75 feet, bounded on the South by Tommy M. & Inez P. Kennedy (D.V. 620, P. 11, to a ¾" I.D. pipe set;

Thence South 1° 39' 13" West 264.00 feet, bounded on the East by said Kennedy, to a ¾" I.D. pipe set;

Thence South 89° 48' 38" West 288.75 feet to a ¾" I.D. pipe set;

Thence North 1° 39' 13" East 339.00 feet, along the east line of N/F Marian C. Dentner (D.V. 392 - P. 37, D.V. 561 - P. 676, D.V. 561 - P. 678) to a ¾" I.D. pipe set;

Thence along a curve to the left (Delta - 15° 25' 25", Radius - 600.00 feet) a chord bearing North 60° 14' 34" East 161.03 feet to a ¾" I.D. pipe set;

Thence North 89° 48' 38" East 275.00 feet to a ¾" I.D. pipe set on the west line of a thirty-three foot (33') street on the west boundary of said McMillins Addition of Summit Station;

Thence South 1° 39' 13" West 154.30 feet, along the west line of said McMillins addition of Summit Station, to the Point of Beginning, containing 3.073 Acres more or less.

Subject to all legal easements and right-of-way of record.

The Plat of Survey is an integral part of this legal description and is not to be separated from it.

This description for this parcel is based upon a field survey made by Kosanchick & Associates, Inc., Consulting Engineers, Columbus, Ohio on the 5<sup>th</sup> day of October, 1987. The surveyor was Frank Long, Ohio Registered Surveyor No. 6615.

Excepting conditions, easements, rights-of way, zoning and other government regulations of record and taxes and assessments which are not yet due and payable which the grantee herein agrees to assume as a part of the consideration herein.

QUIT-CLAIM DEED

Linda Palmer Cheney (FKA Linda Lou Palmer), married, of Franklin County, Ohio for valuable consideration paid, grants to Donna Palmer and Janet Palmer, as joint tenants, whose tax-mailing address is 5051 Dimson Drive, Whitehall, Ohio the following REAL PROPERTY: Situated in the County of Licking in the State of Ohio and in the Village of Pataskala:

Instr: 199912210051358 12/21/1999
Pages: 2 Fee: \$14.00 4:20PM
Patty Albery T19990039618
Licking County Recorder MLGALLAGHE

Description attached as Exhibit A hereto.

Prior Instrument Reference: Vol. 365 Page 653 of the Deed Records of Licking County, Ohio. James Cheney, husband of the Grantor, releases all rights of dower therein. Witness our hands this 9 day of November, 1998.

WITNESS LORI A GEORGE

LINDA PALMER CHENEY (FKA Linda Lou Palmer)

WITNESS Victor S. Krupman as to both

JAMES CHENEY

STATE OF OHIO )
COUNTY OF FRANKLIN ) SS:

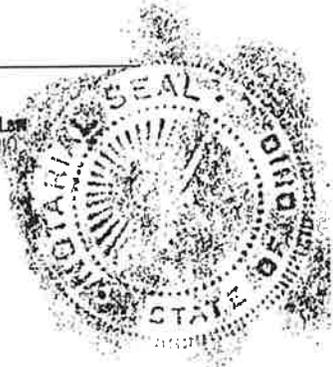
BE IT REMEMBERED, That on this 9 day of November, 1998, before me, the subscriber, a notary public in and for said county, personally came, Linda Palmer Cheney and James Cheney, the Grantors in the foregoing Deed, and acknowledged the signing thereof to be their voluntary act and deed.

IN TESTIMONY THEREOF, I hereunto subscribed my name and affixed my seal on this day and year aforesaid.

Date December 21 1999
Licking County Auditor

NOTARY PUBLIC

VICTOR S. KRUPMAN, Attorney-At-Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has Section 1



SEC. 319.202 COMPLIED WITH
J. TERRY EVANS, AUDITOR
BY [Signature]

This instrument was prepared by Victor S. Krupman, 208 E. State Street, Columbus, Ohio 43215, (614) 463-9300.

POOR COPY

NOW KNOWN AS  
PATASKALA VILLAGE  
M. O. 11100  
FORMERLY LIMA TOWNSHIP

Located in the State of Ohio, County of Licking, Lima Township, Range fifteen (15), Township one (1), Section three (3) and Lot twenty-eight (28), U.S. Military Lands and being a part of the tract of land conveyed to Bobby G. & Hope L. Staley as recorded in Deed Volume 678, Page 528 in the Licking County Recorder's Office and more fully described as follows:

Beginning at a 3/4" I.D. pipe set at the southwest corner of McMillins Addition of Summit Station as recorded in Plat Book 3, Page 16 in the Licking County Recorder's Office;

Thence South 89° 48' 38" West 123.75 feet, bounded on the South by Tommy H. & Inez P. Kennedy (D.V. 620, P. 1), to a 3/4" I.D. pipe set;

Thence South 1° 39' 13" West 264.00 feet, bounded on the East by said Kennedy, to a 3/4" I.D. pipe set;

Thence South 89° 48' 38" West 288.75 feet to a 3/4" I.D. pipe set;

Thence North 1° 39' 13" East 339.00 feet, along the east line of W/E Marian C. Dentner (D.V. 392 - P. 37, D.V. 561 - P. 676, D.V. 561-P. 678) to a 3/4" I.D. pipe set;

Thence along a curve to the left (Delta = 15° 25' 25", Radius = 600.00 feet) a chord bearing North 60° 14' 34" East 161.03 feet to a 3/4" I.D. pipe set;

Thence North 89° 48' 38" East 275.00 feet to a 3/4" I.D. pipe set on the west line of a thirty-three foot (33') street on the west boundary of said McMillins Addition of Summit Station;

Thence South 1° 39' 13" West 154.50 feet, along the west line of said McMillins addition of Summit Station, to the Point of Beginning, containing 3.073 Acres more or less.

Subject to all legal easements and right-of-way of record.

The Plat of Survey is an integral part of this legal description and is not to be separated from it.

This description for this parcel is based upon a field survey made by Kosanchick & Associates, Inc., Consulting Engineers, Columbus, Ohio on the 5th day of October, 1987. The surveyor was Frank Long, Ohio Registered Surveyor No. 5615.

DESCRIPTION APPROVED TIM LOLLO LICKING COUNTY ENGINEER	
TAX MAP DRAWING NO 52-40	APPROVED BY 

GENERAL WARRANTY DEED  
(O.R.C. 5302.05 AND 5302.06)

Bobby G. Staley and Hope L. Staley, husband and wife, of Licking County, Ohio, for valuable consideration paid grant with general warranty covenants, to Donna Rae Palmer, single (marital status), Janet Sue Palmer, single (marital status), and Linda Lou Palmer, single (marital status), whose tax mailing address is 5051 Dimson Dr., Whitehall, Ohio, the following real property:

Located in the State of Ohio, County of Licking, Lima Township, Range fifteen (15), Township one (1), Section three (3) and Lot twenty-eight (28), U.S. Military Lands and being a part of the tract of land conveyed to Bobby G. & Hope L. Staley as recorded in Deed Volume 678, Page 528 in the Licking County Recorder's Office and more fully described as follows:

Beginning at a 3/4" I.D. pipe set at the southwest corner of McMillins Addition of Summit Station as recorded in Plat Book 3, Page 16 in the Licking County Recorder's Office;

Thence South 89° 48' 38" West 123.75 feet, bounded on the South by Tommy M. & Inez P. Kennedy (D.V. 620, P. 1), to a 3/4" I.D. pipe set;

Thence South 1° 39' 13" West 264.00 feet, bounded on the East by said Kennedy, to a 3/4" I.D. pipe set;

Thence South 89° 48' 38" West 288.75 feet to a 3/4" I.D. pipe set;

Thence North 1° 39' 13" East 339.00 feet, along the east line of N/F Marian C. Dentner (D.V. 392 - P. 37, D.V. 561 - P. 676, D.V. 561-P. 678) to a 3/4" I.D. pipe set;

Thence along a curve to the left (Delta = 15° 25' 25", Radius = 600.00 feet) a chord bearing North 60° 14' 34" East 161.03 feet to a 3/4" I.D. pipe set;

Thence North 89° 48' 38" East 275.00 feet to a 3/4" I.D. pipe set on the west line of a thirty-three foot (33') street on the west boundary of said McMillins Addition of Summit Station;

Thence South 1° 39' 13" West 154.50 feet, along the west line of said McMillins addition of Summit Station, to the Point of Beginning, containing 3.073 Acres more or less.

DESCRIPTION APPROVED  
By JAMES H. ARWAY  
LICKING COUNTY ENGINEER  
APPROVED BY:  
JAMES H. ARWAY  
5-5-43

Subject to all legal easements and right-of-way of record.

The Plat of Survey is an integral part of this legal description and is not to be separated from it.

This description for this parcel is based upon a field survey made by Kosanchick & Associates, Inc., Consulting Engineers, Columbus, Ohio on the 5th day of October, 1987. The surveyor was Frank Long, Ohio Registered Surveyor No. 6615.

Prior Deed Reference: Vol 678, page 528, Deed Records, Licking County, Ohio.

Excepting conditions, easements, rights-of way, zoning and other government regulations of record and taxes and assessments which are not yet due and payable which the grantee herein agrees to assume as a part of the consideration herein.

This deed is given and being filed pursuant to, in completion of, and in compliance with the terms of a certain Land Installment Contract recorded in Vol. 200, page 50, Official Records, Licking County, Ohio. The rights of the Vendee, Alma M. Palmer, in such Land Installment Contract have been assigned to the Grantees herein by assignment of even date.

Grantors release all rights of dower therein.

Witness our hands this 1<sup>st</sup> day of February, 19 91.

Signed and acknowledged in the presence of:

Ami C. Hay  
William C. Hayes

Bobby G. Staley  
Bobby G. Staley  
Hope L. Staley  
Hope L. Staley

STATE OF OHIO  
COUNTY OF Licking SS:

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of February, 19 91 by Bobby G. Staley and Hope L. Staley.

Ami C. Hay  
NOTARY

This instrument prepared by:  
William C. Hayes  
Attorney at Law  
Pataskala, Ohio



WILLIAM C. HAYES, Attorney at Law  
State of Ohio  
Lifetime Commission

TRANSFERRED  
Date MARCH 19 1991  
George D. Buchanan  
Licking County Auditor TH

SEC. 318.202 COMPLIED WITH  
GEORGE D. BUCHANAN, AUDITOR  
BY TH 2/20

LOCATED IN THE STATE OF OHIO, COUNTY OF LICKING, LIMA TOWNSHIP, RANGE FIFTEEN (15), TOWNSHIP ONE (1), SECTION THREE (3) AND LOT TWENTY EIGHT (28), U.S. MILITARY LANDS.



NORTH REFERENCED FROM MEANLINE ADJUSTED OF SURVEY STATION AS RECORDED IN PLAT BOOK 3 PAGE 46 IN THE LICKING COUNTY REGISTER'S OFFICE.

LEGEND

0 - 1/8" TO FOOT

THIS SURVEY IS OFFERED TO THE PUBLIC FOR THE FIRST TIME AND THE CURRENTLY ISSUED INSURANCE POLICY IS IN EFFECT ONLY TO THE EXTENT OF THE SURVEYED AREA. THE SURVEYOR'S RESPONSIBILITY IS TO THE PUBLIC AND NOT TO THE INSURANCE COMPANY UNLESS THE SURVEY HAS BEEN REVIEWED BY THE INSURANCE COMPANY.

NO RECORDS, CERTIFY THAT AN ORIGINAL COPY OF THIS SURVEY WAS FILED IN THE PUBLIC RECORDS OFFICE OF THE COUNTY OF LICKING, OHIO, ON OCTOBER 10, 1987.

Surveyed at **2:15 P.M.** (Date) **5:30 P.M.** (Time) **10/10/87** (Date)

By **William J. Palmer, Jr.**  
Registered Surveyor No. 665

**KOSANCHICK & ASSOCIATES, INC.**  
CONSULTING ENGINEERS & SURVEYORS  
COLUMBUS, OHIO OFFICE  
3000 N. HIGHWAY 101, SUITE 100  
COLUMBUS, OHIO 43240  
PHONE: 614-291-1000

**PLAT OF SURVEY FOR PALMER LANDSCAPING, INC. VALUE OF SURVEY \$100,000.00**

DATE	10/10/87
SCALE	1" = 40'
PLAT NO.	1000
BOOK	3
PAGE	46
RECORDS	10/10/87
FILE NO.	1000
REGISTERED	10/10/87

21579

RECEIVED FOR RECORD AND RECORDED
Book 18 - 1991
Page 23 of book
In Original Record
Vol. 25 Page 232
Licking County, Ohio
Robert S. Williams
Recorder Fee 1.50

7-1-00

ASSIGNMENT

Alma M. Palmer, hereinafter called the Assignor, hereby transfers and assigns to Donna Rae Palmer, Janet Sue Palmer and Linda Lou Palmer of 5051 Dimson Dr., Whitehall, Ohio, hereinafter called the Assignees, the interest of Alma M. Palmer, in the Land Installment Contract with Bobby G. Staley and Hope L. Staley, which contract was duly recorded on January 5, 1988 in Volume 200 at page 50 of the Official Records of Licking County, Ohio, for the sale of the real estate therein described, subject to the covenants, conditions and payments therein contained and the description of which is herein incorporated as if fully re-written.

Assignor authorizes and empowers the Assignees on its performance of all of the above mentioned covenants, conditions and payments to demand and receive of the proper party in interest the deed covenanted to be given in the contract hereby assigned in the same manner and with the effect had this assignment not been made. Assignor sets her hand this ~~10th~~ day of ~~February~~, 1991.

Alma M. Palmer  
Alma M. Palmer

State of Ohio  
County of Franklin ss:

The foregoing instrument was acknowledged before me on this ~~10th~~ day of February, 1991.

Kenneth Ray  
Notary

Kenneth Ray Boggs Attorney-At-Law  
Notary Public, State of Ohio  
My Commission Is Effective  
VAIC 197-1

CONSENT TO ASSIGNMENT AND RELEASE

Bobby G. Staley and Hope L. Staley, Vendors in a certain Land Installment Contract recorded in Vol. 200, page 50, Official Records, Licking County, Ohio, do hereby consent to the assignment of the interest of Alma M. Palmer in the Land Installment Contract described in the foregoing Assignment to Donna Rae Palmer, Janet Sue Palmer and Linda Lou Palmer of 5051 Dimson Dr., Whitehall, Ohio. In further consideration of the above assignment and other good and valuable consideration, the Alma M. Palmer is hereby released of any and all liability and obligation incident to the aforesaid Land Installment Contract.

IN WITNESS WHEREOF, the parties hereto have set their hands this 10<sup>th</sup> day of February, 19 91.

Signed in the presence of:

William C. Hayes  
W. C. Hayes

Bobby G. Staley  
Bobby G. Staley  
Hope L. Staley  
Hope L. Staley

State of Ohio  
County of Licking ss:

The foregoing instrument was acknowledged before me on this 10<sup>th</sup> day of February, 19 91 by Bobby G. Staley and Hope L. Staley.

William C. Hayes  
Notary



WILLIAM C. HAYES, Attorney at Law  
State of Ohio  
Lifetime Commission

This instrument prepared by:  
William C. Hayes  
Attorney  
Pataskala, Ohio

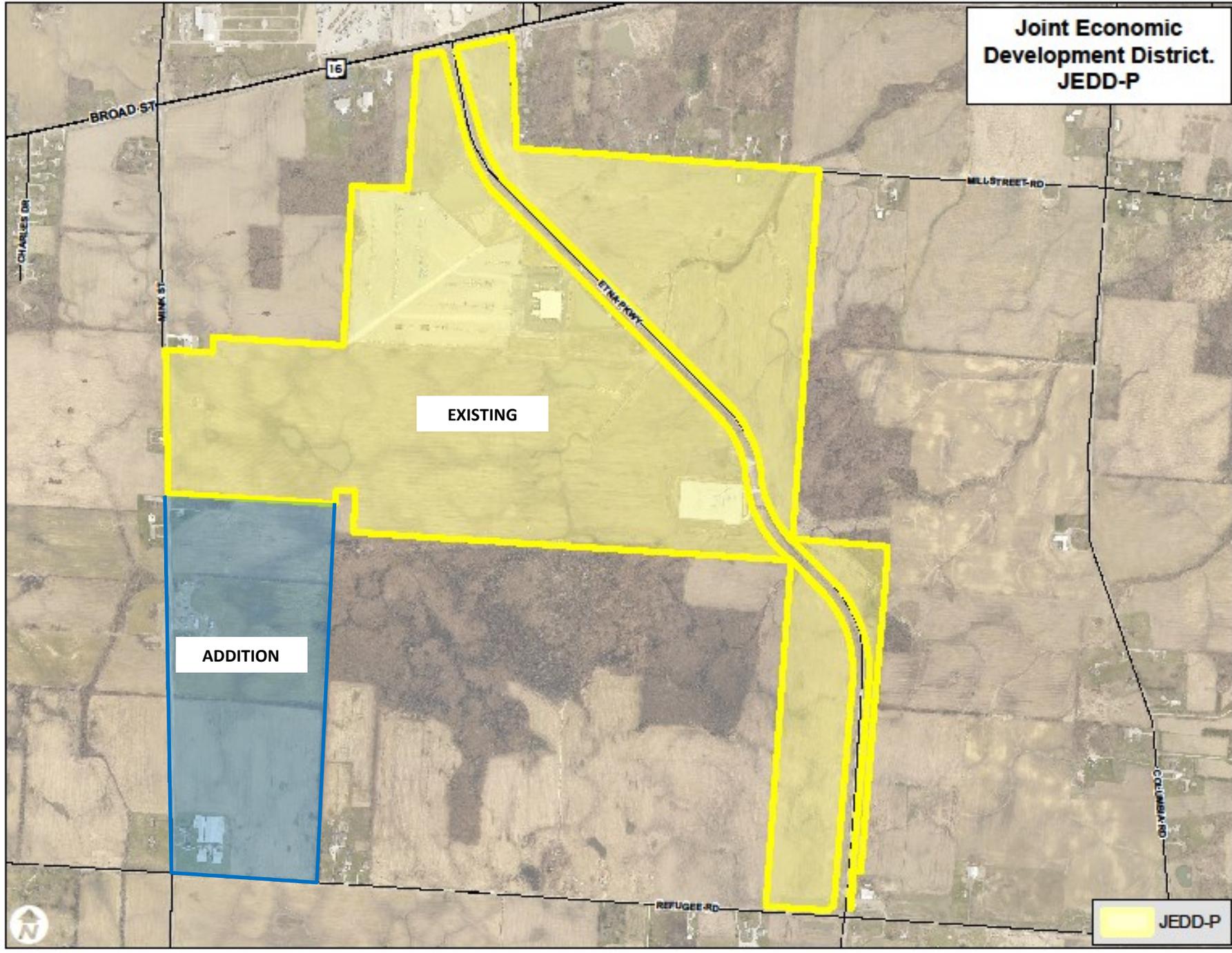
RECEIVED FOR RECORD AND RECORDED  
INDEXED  
MAR 11 1991  
IN OFFICIAL RECORD  
Vol 200 Page 651  
Licking County, Ohio  
Robert B. Wain  
Recorder Fee 10.00

7-21578

*Man - Kenneth R. Berry, Atty. Gen.  
3240 4th Ave. S.W., Grand Rapids, MI  
616 432200*



**Joint Economic  
Development District.  
JEDD-P**



**EXISTING**

**ADDITION**

**JEDD-P**