

TEMPORARY ORDINANCE NO. 33-25

PERMANENT ORDINANCE NO. 36-25

AN ORDINANCE TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 0.605 +/- ACRES IN PLEASANT TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster was served by Ewing Woods LLC with an Expedited Type 2 Petition to annex parcel number 0270036000 including 0.605 +/- acres from Pleasant Township to the City in May of 2025; and

WHEREAS, this Council passed Permanent Resolution 49-25 stating the services to be provided to the annexed territory on May 19, 2025, and Permanent Ordinance 28-25 on June 23, 2025, consenting to the annexation; and

WHEREAS, the City must now pass an ordinance to establish zoning for the newly annexed territory; and

WHEREAS, an Application for Zoning District Change was filed and approved, recommending a change from Pleasant Township Multi-Family Residential (R-3) to City of Lancaster Residential Multi-Unit (RM) zoning, see Exhibit "A" attached hereto; and

WHEREAS, pursuant to Ohio Revised Code § 713.12, City Council may amend or modify the recommendation of the Planning Commission, made at its June 26, 2025, meeting, as set forth in Exhibit "B" attached hereto; now, therefore,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Zoning Ordinance and Map of the City of Lancaster, Ohio are hereby revised upon successful passage of the Ordinance to Accept the Annexation to establish the City Boundaries and to establish zoning for the 0.605 +/- acres, pursuant to Exhibit "A", as follows:

a. RM (Residential Multi-Unit District)

SECTION 2. The City Engineer is directed to make the foregoing change on the Zoning Map.

SECTION 3. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Municipality and its inhabitants and for the further reason that this ordinance is necessary to further economic development within the City; wherefore, this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Passed: 8-11-2025 after 2 reading. Vote: Yeas 10 Nays 0

Approved: August 11, 2025

Clerk: Anitra Scott

J. G. ...
President of Council

Don G. ...
Mayor

Offered by: Mayra Hoop

Second by: Michael Wing

Requested by Economic Development Committee

I, Anitra Scott, Clerk of Council do hereby certify that on _____, 2025 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council



Date Filed: 5.9.25 25 LANPP00005
 Planning Commission Review Date: _____
 Application Fee (\$150 + \$10/parcel): 160
 Sign Posting Fee (\$50): 50
 Publication Fee (\$100): 100
 Total Fee: \$310

APPLICATION FOR DISTRICT CHANGE

Lancaster, Ohio

NOTE: Applications for any change of district boundaries or classifications of property as shown on the Zoning Map, and for regulation amendments, shall be submitted to the Planning Commission, at the City Engineer's Office upon such forms, and all shall be accompanied by such data and information, as may be prescribed for that purpose by the Planning Commission, so as to assure the fullest practicable presentation of facts for the permanent record. Three (3) hard copies and one (1) electronic copy of the application must be submitted. Such data shall include a plan or map drawn to the required specifications. Each such application shall be verified by at least one of the owners or leasees of property within the area proposed to be reclassified, attesting to the truth and correctness of all facts and information presented with the application. Applications for amendments or district changes initiated by the Planning Commission itself shall be accompanied by its own motion pertaining to such proposed amendment.

NOTE: List of Property Owners: Any person or persons desiring a change in the zoning shall file with the application for such change a statement giving the names and addresses of the owners of all properties contiguous to, directly across the street and/or alley from any part of the exterior boundaries of the parcel which is proposed to be changed, and all landowners of property within the proposed parcel to be rezoned. This list is to be obtained from records in the County Auditor's Office or the County Treasurer's Office.

1. Name of Petitioner: Ewing Woods, LLC

2. Petitioner's Address, Phone Number, and Email: _____
250 Civic Center Drive, Suite 500, Columbus, Ohio 43215, 614-744-2057, ctumblin@castoinfo.com

3. Petitioner's Attorney or Agent's Name, Address, Phone Number, and Email: _____
Chris Tumblin, 250 Civic Center Drive, Suite 500, Columbus, Ohio 43215, 614-744-2057, ctumblin@castoinfo.com

4. Parcel Number(s) of Property to be Rezoned, and General Area/Location of Request:
0270036000



Lancaster City Planning Commission

Meeting Minutes

June 26, 2025

The Lancaster City Planning Commission met on Thursday, June 26, 2025. Members present were Jan Coccia, Bob Lovell, John Sigafos, Rick Wilkins, Mayor Don McDaniel, and Service-Safety Director Carrie Woody. Also present were Curt Shonk and Jeff Baird from Engineering, Slade Schultz from Fire, Steven Wellstead from Stormwater, Stephanie Hall and Mitch Harden from the Law Director's Office, Christina Wetzal from the Service Safety Director's Office, Chasilyn Carter from Community Development, Andrew Lundell from Planning and Zoning, Stephanie Bosco from Economic Development, and Amy Hamilton from Income Tax.

Members of the public that were present included Brad Grywalski, Matt Nihiser, Chad Armstrong and Clayton Walden from Rural King, and Christopher Tumblin from Casto.

Service Safety Director Carrie Woody opened the meeting at 9:30 a.m. and welcomed everyone. It was noted that the first two cases are public hearings.

Chasilyn Carter began with Case No 2025.006 for petitioner City of Lancaster, agent Chasilyn Carter. The request is for a public hearing of the LCO 1131 Short-term Rental Code.

The public hearing began with Brad Grywalski speaking as a proponent in support of the Short-term Rental Code. He stated that he owned and operated two Airbnb's. Thanked the commission for considering the zoning ordinance. He commented that the zoning clearance permit renewal should extend through the period of use and asked what it entailed. Brad Grywalski asked about background checks, seeming like an overreach as long term landlords are not required to have a background check. He stated that Airbnb does not allow security cameras or sexually oriented operations. He also commented about the portion of the code that stated short term rentals should not adversely affect the character of a neighborhood, and short-term rentals are free of code violations. Brad Grywalski stated that it was in his best interest to have a rental that was in good condition and that he considered himself an ambassador people that are coming to visit the City of Lancaster.

John Sigafos responded to Brad Grywalski's comments, that the code was written to be stand alone and not duplication, so that even if Airbnb's rental standards change in the future the City of Lancaster would still have guidelines in place for short-term rentals.

Amy Hamilton stated that not everyone uses a platform like Airbnb or VRBO, and while Airbnb's stipulations and guidelines are appreciated and may seem repetitive to the code, there are individuals that need to fall under these guidelines.

Bob Lovell asked if there was any regulation of long-term rentals, and Stephanie Hall replied that the International Property Maintenance Codes applies to these properties, as it would for owner-occupied properties and this is how they are regulated inside and outside.

Mayor Don McDaniel stated that there is currently no control or regulation of short-term rentals and no way to ensure they pay lodging taxes, especially if they are not marketed through major firms that holds them accountable. Mayor Don McDaniel responded that this is a new code for us for the purpose of everyone being treated the same, to know who they are, and to collect the required by law lodging taxes to submit to the County and the Visitors Bureau to attract more visitors. Stephanie Hall added that the Zoning Code update was done in 2023, and at that time the committee that was working on the code recognized that there should be a short-term rental code, but the past two State General Assemblies have not done so. Mayor Don McDaniel continued that while we are blessed with the majority of short term rental owners doing a great job with their properties, and he himself uses Airbnb and VRBO; there has been a problem in Fairfield County with short term rentals having issues involving criminal activity of a significant nature and this is a tool to help us control and enforce these short term rentals.

Chasilyn Carter added that the renewal process is going to be just a simple form online, to help us track the short-term rentals and there would be an open house with current short-term rental owners.

Bob Lovell asked what distinguishes an Airbnb from a hotel, and Stephanie Hall responded that it was a 30 days rule that made this distinction.

The public hearing was concluded.

Rick Wilkins motioned to approve the code, seconded by Jan Coccia. With no further discussion, there was a unanimous vote to approve. Service Safety Director Carrie Woody carried the motion.

The subsequent public hearing began.

Chasilyn Carter began with Case No 2025.009 for petitioner Ewing Woods, LLC, agent Christopher Tumblin. The request is Change of Zoning on 0.605 +/- acres from R-3 Multi-Family Residential District (Pleasant Township) to RM Residential Multi-Unit (City of Lancaster), location is on the east side of Sheridan Drive and south of Thomas Ewing Junior High School.

Christopher Tumblin stated that this is an island property that is surrounded by their zoned and annexed property and they are just looking to do the same with this tract.

There was no public comment. The public hearing was ended.

John Sigafos motioned to approve the change of zoning, seconded by Bob Lovell. With no further discussion, there was a unanimous vote to approve. Service Safety Director Carrie Woody carried the motion.

Chasilyn Carter began with Case No 2025.009.2 for petitioner Ewing Woods LLC, agent Christopher Tumblin. The request is Preliminary Plat Approval, location is on the east side of Sheridan Drive and south of Thomas Ewing Junior High School. This project is the site of the future Sheridan Road housing development. This includes 264 multi-family residential units, which will feature 48 proposed town homes and 216 proposed apartments. This preliminary plat is focused on the multi-family portion that will be developed by Casto. The multi-family development is located on 18.43 acres and is noted as Lot 1 on the preliminary plat. The single-family preliminary plat will be submitted at a future date.

Chasilyn Carter read the staff comments.

Storm Water: Clarification needs to be provided on which storm sewers will be public infrastructure and which will be private infrastructure. The developer will need to ensure that the site will be directed and detained in accordance with the City's detention policy.

Engineers: The emergency access road will need to be noted on the plat. The proposed ROW for the turn lane may need to be increased.

Other Comments: Duplicated building numbers will need to be revised. Any proposed streets (public or private) need to have their name identified to ensure they do not match an existing street name.

John Sigafos asked about the drawing area marked eight-foot path and the difference from the sidewalks. Christopher Tumblin stated this would be an asphalt paved shared use path, and in front of the housing would be concrete sidewalks. The drawing was mislabeled, as the sidewalks are also marked as paths.

Curt Shonk stated that the Engineering Department has received construction drawings for the road, apartment site, and sanitary sewer; they would follow their normal procedure in reviewing these plans. As this is a preliminary plat, there may be changes based on what they find out as details and more thorough designs are submitted. If anything significantly changes they would come back to the Commission, but nothing is anticipated.

John Sigafos motioned to approve the Preliminary Plat Approval contingent on staff recommendations, seconded by Mayor Don McDaniel. With no further discussion, there was a unanimous vote to approve. Service Safety Director Carrie Woody carried the motion.

Chasilyn Carter began with Case No 2025.010 for petitioner Rural King Realty, agent Clayton Walden. The request is Variance to Subdivision Regulations, location is at 1730 River Valley Circle North. : The Petitioner has requested to split a 7.356 +/- acre lot from the River Valley Mall. This project falls under a Minor Subdivision. Rural King will need a variance for the road frontage requirement imposed by LCO 1105.03 (a)(1) because River Valley Circle is a private drive; therefore, the property cannot adjoin an existing public street as required by the code. A variance to LCO 1105.03 (a)(4), which requires any subdivision to comply with the City zoning regulations because the tract being developed is surrounded by other development, and will share a common wall, which equates to the inability to meet setback requirements. The enforcement of these sections would result in substantial hardship if enforced.

Clayton Walden from Rural King stated they are looking to buy this subdivided parcel, the former Elder Beerman store. Due to the unique nature of the mall, it causes issues trying to meet setback requirements and road frontage requirements. They will submit to the City Engineer for approval the cross access and cross easements for ingress and egress to the public right of way to address these requirements.

Curt Shonk stated that this comes through as a minor subdivision, a lot split that is a very unique situation as the mall owns the inside of the loop. The mall is responsible for maintaining the loop. He wants to make sure the purchaser will have access to the lot.

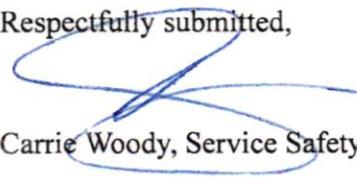
Jan Coccia asked what the nearest public access is, and Curt Shonk stated it would be Memorial Drive. The mall itself and other entities are responsible for other ingress and egress roads. He stated investment in the mall site would help improve conditions in the mall.

Clayton Walden from Rural King stated they were excited to join the community, and they are different from other corporations as they are all family owned still.

Rick Wilkins motioned to approve the variance, seconded by John Sigafos. With no further discussion, there was a unanimous vote to approve. Service Safety Director Carrie Woody carried the motion.

Service Safety Director Carrie Woody called for a motion to adjourn the meeting. The motion was made by Bob Lovell, seconded by Jan Coccia. With no further discussion, there was a unanimous vote to approve. Service Safety Director Carrie Woody carried the motion, and the meeting was adjourned at 10:10 a.m.

Respectfully submitted,


Carrie Woody, Service Safety Director