

TEMPORARY ORDINANCE NO. 47-25

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP SUBJECT TO PASSAGE OF THE ANNEXATION OF 163.434 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, the City of Lancaster was served by Mark A. & Beth A. Powers (“Petitioners”), by and through legal counsel at Sitterley, Vandervoort & Nixon Ltd. and Plank Law Firm, LPA with an Expedited Type 2 Petition to annex parcel numbers 0140112500, 0140112300, 0140104200, 0140101500, and 0140112510, including 163.434 +/- acres from Greenfield Township to the City on July 10, 2025; and

WHEREAS, this Council passed Permanent Resolution 62-25 stating the services to be provided to the annexed territory on July 14, 2025, and Permanent Ordinance 30-25 on July 14, 2025, consenting to the annexation; and

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

WHEREAS, an Application for Zoning District Change was filed, recommending a change of zoning for 142.934 +/- acres of this property from Greenfield Township Rural Residential District (R-1) to City of Lancaster Advanced Manufacturing (AM) zoning, see Exhibit “A” attached hereto; and

WHEREAS, pursuant to Ohio Revised Code § 713.12, City Council may accept, modify or reject the recommendation of the Planning Commission, which will made be at its September 11, 2025, meeting, as set forth in Exhibit “B” to be attached hereto after that meeting; 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 shall be revised upon successful passage of Temporary Ordinance 46-25, the Ordinance to Accept the Annexation and to establish the City corporation limits, to establish zoning for the 163.434 +/- acres, pursuant to Exhibit “A”, as follows:

- a. AM (Advanced Manufacturing)

SECTION 2. The City Engineer is hereby directed to make the foregoing change on the Zoning Map upon successful passage of TO 46-25.

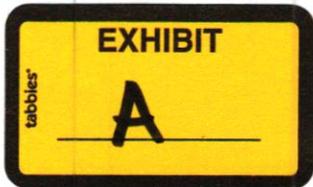
SECTION 3. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Municipality and its inhabitants and for the further reason that this ordinance is necessary to further economic development within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

Second by: _____

Requested by Economic Development Committee

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

Clerk of Council



Date Filed: 3/6/25
 Planning Commission Review Date: _____
 Application Fee (\$150 + \$10/parcel): 190
 Sign Posting Fee (\$50): 50
 Publication Fee (\$100): 100
 Total Fee: \$ 340

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: Mark Powers c/o Craig Moncrief, Esq.

2. Petitioner's Address, Phone Number, and Email: _____

Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215

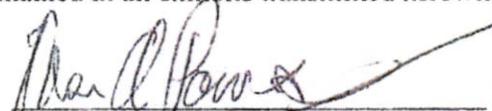
3. Petitioner's Attorney or Agent's Name, Address, Phone Number, and Email: _____

Craig Moncrief, Plank Law Firm, LPA, 411 East Town Street, Floor 2, Columbus, Ohio 43215, 614-947-8600, cjm@plaklaw.com

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

3790 Wilson Road, Lancaster, Ohio, Fairfield County Auditor Tax Parcel Id. No. 0140112500, 0140112300, 0140101500, and 0140104200. This property is located on both the east and west side of US-33 and north of Wilson Road.

5. Present Zoning District: R-1, Rural Residential District (in Greenfield Township)
6. Requested Zoning District: AM, Advanced Manufacturing
7. Has there been a previous application for district change of the above parcels? No
8. If so, give date: _____
9. Does the notice go to petitioner or agent? Agent
10. The above statements and the statements contained in all exhibits transmitted herewith are true.


 Applicant (Property Owner's Signature)

Sworn to before me a Notary Public in and for said FAIRFIELD County and State of Ohio, on the 24 day of July, 2025.


 Notary



JEAN ANN VICKROY
 Notary Public
 State of Ohio
 My Comm. Expires
 February 4, 2028

 Engineer's Approval & Date

Statement in Support of Rezoning

The Applicant, Mark Powers, desires to rezone 142.934 +/- acres of property located on the east and west side of State Route 33 near Wilson Road, known as Fairfield County Auditor Tax Parcel Id. No.'s: 0140112500, 0140112300, 0140101500, and 0140104200 (collectively, the "Property"). Applicant is in the process of annexing the Property and a portion of US Route 33 into the City of Lancaster (the "City") from Greenfield Township. The Property is currently used for agricultural purposes and zoned R-1, Rural Residential District, in Greenfield Township. Applicant desires to rezone the Property to the AM, Advanced Manufacturing, District to permit the highest and best uses for land adjacent to US-33. The Property is surrounded by agricultural uses within the Township to the north, west, and a portion of the south. The properties to the southeast and east are zoned Advanced Manufacturing within the City. In fact, the Applicant intends to enter into a contract with the owner (Lancaster Port Authority) of the 40.21 +/- acres to the east to sell the entire 182 +/- acres to a company that specializes in the manufacturing of transformers and other similar equipment.

Support

Central Ohio's centralized location and tame weather have made it an ideal location for industrial development. As a result, the US-33 corridor has exploded with industrial development spanning from Columbus into Fairfield County. The City of Lancaster is well positioned to take advantage of the demand for development around US-33. The Property is located on both the east and west side of US-33 with direct access to Wilson Road, making the AM, Advanced Manufacturing, District a reasonable and practical zoning designation. The Property is located in an industrial area and is far away from Downtown Lancaster and any residential subdivisions. Further, the Applicant and the Lancaster Port Authority intend to enter into a contract to sell their respective properties to an entity that is prepared to develop the Property with an advanced manufacturing facility that will add jobs, increase property tax revenue for the County, and increase income tax revenue for the City. The proposed use of the Property aligns with the current and future development of the surrounding area and growth of the City.

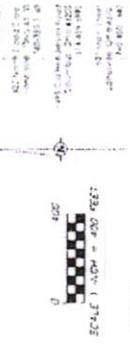
The proposed development of the Property does not introduce any uses that are incompatible with the surrounding area, and will not introduce any odors, unreasonable noise, or environmental concerns. Any traffic increases will be recognized through a future traffic impact study for the development. The future development of the Property will have no issues with access or on-site circulation. This Property will serve as significant manufacturing growth for the City of Lancaster while expanding the Advanced Manufacturing area further west.

Exhibit A

PROPOSED ANNEXATION OF 163.434 ACRES FROM GREENFIELD TOWNSHIP TO THE CITY OF LANCASTER
SECTION 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



OFFICE:
602 North 12th Street
Lancaster, PA 17303
Tel: 717.391.1111
Fax: 717.391.1112



LEGEND
Existing Landowner: Dotted Line
Proposed Landowner: Solid Line
Area to be Annexed: Shaded Area

Area to be Annexed: 163.434 Acres

Lot No.	Area (Acres)	Owner
1	0.10	...
2	0.15	...
3	0.20	...
4	0.25	...
5	0.30	...
6	0.35	...
7	0.40	...
8	0.45	...
9	0.50	...
10	0.55	...
11	0.60	...
12	0.65	...
13	0.70	...
14	0.75	...
15	0.80	...
16	0.85	...
17	0.90	...
18	0.95	...
19	1.00	...
20	1.05	...
21	1.10	...
22	1.15	...
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25	1.30	...
26	1.35	...
27	1.40	...
28	1.45	...
29	1.50	...
30	1.55	...
31	1.60	...
32	1.65	...
33	1.70	...
34	1.75	...
35	1.80	...
36	1.85	...
37	1.90	...
38	1.95	...
39	2.00	...
40	2.05	...
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51	2.60	...
52	2.65	...
53	2.70	...
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72	3.65	...
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74	3.75	...
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76	3.85	...
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78	3.95	...
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113	5.70	...
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175	8.80	...
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193	9.70	...
194	9.75	...
195	9.80	...
196	9.85	...
197	9.90	...
198	9.95	...
199	10.00	...
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211	10.60	...
212	10.65	...
213	10.70	...
214	10.75	...
215	10.80	...
216	10.85	...
217	10.90	...
218	10.95	...
219	11.00	...
220	11.05	...
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231	11.60	...
232	11.65	...
233	11.70	...
234	11.75	...
235	11.80	...
236	11.85	...
237	11.90	...
238	11.95	...
239	12.00	...
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249	12.50	...
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251	12.60	...
252	12.65	...
253	12.70	...
254	12.75	...
255	12.80	...
256	12.85	...
257	12.90	...
258	12.95	...
259	13.00	...
260	13.05	...
261	13.10	...
262	13.15	...
263	1	

EXHIBIT "A"

FIRST TRACT:

Situate in the State of Ohio, County of Fairfield and Township of Greenfield:

Being a part of the Northeast Quarter of Section No. 32, in Township No. 15; of Range No. 19, West and bounded by beginning at a stone, at the Northeast corner of said Section No. 32; thence West 18.77 chains to a stone; thence South 39.96 chains to a stone; thence East 18.77 chains to a stone on the Section line; thence North along said Section line, 39.96 chains to the place of beginning, containing 75 acres of land or more or less.

Excepting from the above described First Tract the following described parcel which has been appropriated by the State of Ohio for the U.S. Route 33 Bypass:

(PARCEL 24-WV, FAI-33-7.31)

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Section 32, Township 15N, Range 19W and bounded and described as follows:

Being a parcel of land lying on the left side of the centerline of proposed Wilson Road (C.R. 45) for a survey of Fai-33-7.31, made by the Department of Transportation and being located within the following described points in the boundary thereof:

Beginning at a found ½" rebar at the Southwest Corner of Section 28 Greenfield Township also being the Northwest corner of Section 33 Greenfield Township, thence, along the west line of Section 33, South 04° 06' 54" West a total distance of 2647.37' passing a set iron pin on the proposed Right-of-Way of Wilson Road at 2539.37' to a point on centerline Station 8+71.10 of Wilson Road (C.R. 45) and this being TRUE POINT OF BEGINNING.

Thence, North 86° 06' 49" West along said centerline a distance of 673.10 feet to a point, said point being Sta. 1+98.00 of the centerline of existing Wilson Road (C.R. 45).

Thence, North 03° 53' 11" East a distance of 30.00 feet passing an iron pin at 16.50' along the proposed Right-of-Way to a set iron pin, said pin being located 30.00' Lt. of Sta. 1+98.00 of the centerline of existing Wilson Road (C.R. 45).

Thence, North 87° 16' 50" East a distance of 678.03 feet along the proposed Right-of-Way to a set iron pin on the east line of Section 32, said pin being located 108.00 Lt. of Sta. 8+71.53 of the centerline of existing Wilson Road (C.R. 45) and 183.99' Rt. of Sta. 298+96.83 of the centerline of proposed U.S.R. 33.

Thence, continuing along the proposed Right-of-Way and said section line South 04° 06' 54" West a distance of 108.00 feet to the place of beginning.

The above described 1.066 acres, more or less, of which the present road occupies 0.255 acres, more or less.

All set iron pins are ¾" x 30" rebars with yellow I.D. caps inscribed "O.D.O.T. District 5". Bearings are based upon an assumed meridian. Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus, Ohio. Description prepared from an actual field survey by the Ohio Department of Transportation under the supervision of Thomas E. Andrews, P.S. #6964, September 19, 2000.

Subject to the rights of the owner, his heirs, executors, administrators, successors and assigns to all existing rights of ingress and egress to and from any residual area.

Containing in the First Tract 73.93 acres, more or less.

Auditor's Parcel: 014-01123-00

SECOND TRACT:

Situate in the State of Ohio, County of Fairfield and Township of Greenfield:

First Parcel: Being part of the Northwest Quarter of Section No. 33, Township 15, Range 19, beginning at the Northwest corner of said Section 33; thence East 114 poles and 21 links more or less, to a post, the Northeast corner of the land herein; thence South 156 poles and 12 ½ links, more or less, to a point in the middle of the public road running along the South side of the Tract herein; thence West along the center of said road 114 poles and 21 links, more or less, to a point in the Section line; thence North with the Section line 157 poles and 12 ½ links, more or less, to the place of beginning, containing 113 acres, more or less.

Excepting therefrom the following described tract: Part of the Northwest Quarter of Section 33, Township 15, Range 19, beginning at a point in the middle of the road 114 poles and 21 links East of the Southwest corner of said Quarter Section; thence North 484 feet; thence West 450 feet; thence South 484 feet to the middle of said public road; thence East along the middle of said road 450 feet to the place of beginning, containing 5.00 acres, more or less.

Also excepting therefrom:

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Township 15, Range 19, Section 33.

Being 20.611 acres of the 113 acre tract as described in Official Record 1783, Page 2482, and being more fully described as follows:

Beginning at a point in Wilson Road, on the south line of the aforementioned 113 acre tract and at the southeast corner of a 1.675 acre tract described in Official Record 1442, Page 391, said point is located South 86° 06' 49" East a distance of 1078.92 feet from the southwest corner of the northwest quarter of Section 33;

Thence North 03° 53' 11" East, passing a 5/8 inch rebar found at 22.99 feet, a total distance of 62.00 feet to a ¼ inch rebar found at the northeast corner of the aforementioned 1.675 acre tract;

Thence with a line of the 1.675 acre tract North 79° 34' 45" West a distance of 434.69 feet to a 5/8 inch rebar set;

Thence North 15° 30' 34" East a distance of 338.07 feet to a 5/8 inch rebar set;
 Thence North 45° 47' 57" East a distance of 309.30 feet to a 5/8 inch rebar set;
 Thence North 57° 09' 15" East a distance of 287.52 feet to a 5/8 inch rebar set;
 Thence North 66° 14' 06" East a distance of 180.53 feet to a 5/8 inch rebar set;
 Thence North 49° 52' 58" East a distance of 128.96 feet to a 5/8 inch rebar set;
 Thence North 61° 07' 08" East a distance of 517.65 feet to a 5/8 inch rebar set;
 Thence North 81° 41' 24" East a distance of 86.89 feet to a 5/8 inch rebar set on the east line of the 113 acre tract;

Thence South 04° 03' 58" West a distance of 831.80 feet to a ½ inch rebar found at the northeast corner of the 5 acre tract described in Official Record 1516, Page 171;

Thence North 86° 09' 47" West a distance of 450.00 feet to a ½ inch rebar found at the northwest corner of the aforementioned 5 acre tract;

Thence South 04° 03' 58" West, passing a ½ inch rebar found at 454.25 feet, a total distance of 484.00 feet to a point in Wilson Road, on the south line of the 113 acre tract and being the southwest corner of the 5 acre tract;

Thence North 86° 10' 46" West a distance of 392.04 feet to the point of beginning, containing 20.611 acres.

Bearings are based on the ODOT right-of-way plan FAI-33-7.31. Rebars set are 5/8 inch by 30 inches and have a yellow plastic identification cap stamped "Tobin-McFarland". For additional information see plat of survey made in conjunction with and considered an integral part of this description.

This description is based on a survey made in January of 2019 by Tobin-McFarland Surveying, Inc., and was prepared by Rodney McFarland, Registered Professional Surveyor No. 6416.

Second Parcel: Being a part of Section 28, Township 15, Range 19, beginning at the Southwest corner of said Section 28; thence East 7.75 chains to a post; thence North 5 chains to a post; thence South 85 ½ degrees West 7.75 chains to a post on the West boundary line of said Section; thence South 4.41 chains to the place of beginning, containing 3.64 acres, more or less.

Third Parcel: Being a part of the Southwest Quarter of Section 28, Township 15, Range 19, beginning at a point on the Section line 7.75 chains East from the Southwest corner of said Section 28; thence with the Section line East 6.06 chains to a stone; thence North 5.44 chains to a point; thence South 73 degrees 15 minutes West 6.37 chains to a stake; thence South 30 minutes East 3.55 chains to the place of beginning, containing 2.72 acres, more or less.

Excepting therefrom the following described tract: Being part of Section 28, Township 15, Range 19, beginning at the Southwest corner of said Section; thence with the Section line, North 4.41 chains to a stone; thence North 85 degrees 30 minutes East 7.75 chains to a point; thence South 30 minutes East 1.45 chains to a stake; thence South 64 degrees 50 minutes West 8.52 chains to the place of beginning, containing 2.27 acres, more or less.

Excepting from the above described Second Tract the following described parcel which has been appropriated by the State of Ohio for the U.S. Route 33 Bypass:

(PARCEL 24-WVI, FAI-33-7.31)

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, Section 33, Township 15N, Range 19W and bounded and described as follows:

Being a parcel of land lying on the left side of the centerline of a survey for Fai-33-7.31, made by the Department of Transportation and being located within the following described points in the boundary thereof:

Beginning at a point on the west line of Section 33, said point being located North 02° 12' 08" East a distance of 0.83' from a railroad spike found and being Sta. 8+71.10 of the centerline of proposed Wilson Road (C.R. 45) and 183.11' Rt. of Sta. 300+03.13 of the centerline of proposed U.S.R. 33. Thence South 86° 06' 49" East a distance of 350.24' to a point, said point being Sta. 12+21.34 of the proposed centerline of Wilson Road (C.R. 45) and 167.12' Lt. of Sta. 300+00.48 of the centerline of proposed U.S.R. 33 and being THE TRUE POINT OF BEGINNING.

Thence, North 06° 00' 44" East a distance of 119.48 feet along the proposed Right-of-Way to a set iron pin, said pin being located 170.00' Lt. of Sta. 298+79.25 of the centerline of proposed U.S.R. 33 and 119.40' Lt. of Sta. 12+25.77 of the centerline of proposed Wilson Road (C.R. 45).

Thence, along the proposed Right-of-Way South 87° 57' 22" East a distance of 174.32 feet to a set iron pin, said pin being located 125.00' Lt. of Sta. 14+00.00 of the centerline of proposed Wilson Road (C.R. 45).

Thence, South 79° 34' 45" East a distance of 553.60 feet to a set iron pin, said pin being located 62.00' Lt. of Sta. 19+50.00 of the centerline of proposed Wilson Road (C.R. 45).

Thence, South 03° 53' 11" West a distance of 62.00 feet passing an iron pin at 45.50' to a point, said point being Sta. 19+50.00 of the centerline of proposed Wilson Road (C.R. 45).

Thence, along said centerline North 86° 06' 49" West a distance of 728.66 feet to the place of beginning.

The above described 1.675 acres, more or less, of which the present road occupies 0.446 acres, more or less.

All set iron pins are ¾" x 30" rebars with yellow I.D. caps inscribed "O.D.O.T. District 5". Bearings are based upon an assumed meridian. Said stations being the Station numbers as stipulated in the herein before mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus, Ohio. Description prepared from an actual field survey by the Ohio Department of Transportation under the supervision of Thomas E. Andrews, P.S. #6964, December 10, 1999.

Subject to the rights of the owner, his heirs, executors, administrators, successors and assigns to all existing rights of ingress and egress to and from any residual area.

Further excepting from the above described Second Tract the following described parcel of land which has been appropriated by the State of Ohio for the U.S. Route 33 Bypass:

(PARCEL 24-WL, FAI-33-7.31)

The lands herein described are situated in Sections 28 and 33, Township 15N, Range 19W, Greenfield Township, Fairfield County, State of Ohio. Being further described as follows:

Being a parcel of land lying on both sides of the centerline of a survey for Fai-33-7.31, made by the Department of Transportation and being located within the following described points in the boundary thereof:

Beginning at a found ½" rebar at the Southwest corner of Section 28 Greenfield Township also being the southerly line of the property of Catherine Lou Sidle (680/860), said point being located 262.70' Rt. of Sta. 273+62.25 of the centerline of proposed U.S.R. 33, thence, North 69° 27' 08" East a distance of 89.32' to a set iron pin being 182.76' Rt. of Sta. 273+22.42 of the centerline of proposed U.S.R. 33 and being the TRUE POINT OF BEGINNING.

Thence, along said property line North 69° 27' 08" East a distance of 389.76 feet to a set iron pin, said pin being located 166.09' Lt. Of Sta. 271+48.59 of the centerline of proposed U.S.R. 33.

Thence, South 11° 36' 19" West a distance of 201.32 feet along the proposed Right-of-Way to a set iron pin on the North line of Section 33, said pin being located 146.22' Lt. of Sta. 273+48.92 of the centerline of proposed U.S.R. 33.

Thence, South 05° 34' 01" West a distance of 2328.96 feet continuing along the proposed Right-of-Way, passing iron pins at 651.09', 1151.10' and 1751.12' to a set iron pin, said pin being located 161.35' Lt. of P.C. Sta. 296+77.83 of the centerline of proposed U.S.R. 33.

Thence, South 02° 56' 28" West a distance of 198.70 feet continuing along the proposed Right-of-Way to a set iron pin, said pin being located 170.00' Lt of Sta. 298+79.25 of the centerline of proposed U.S.R. 33 and 119.40' Lt. of Sta. 12+25.77 of the centerline of proposed Wilson Road (C.R. 45).

Thence, South 06° 00' 44" West a distance of 119.48 feet to a point in the existing centerline of said Wilson Road and on the north property line of Joan Kraner (676/967), said point being located at Sta. 12+21.34 of the centerline of proposed Wilson Road (C.R. 45) and 167.12' Lt. of Sta. 300+00.48 of the centerline of proposed U.S.R. 33.

Thence, along said property line and said centerline North 86° 06' 49" West a distance of 350.24 feet to a point on the west line of Section 33, said point being Sta. 8+71.10 of the centerline of proposed Wilson Road (C.R. 45) and 183.11' Rt. of Sta. 300+03.13 of the centerline of proposed U.S.R. 33.

Exhibit "B"

PUBLIC HEARING NOTICE FOR PLANNING COMMISSION

Date: _____

TO: _____ (property owner)

_____ (street)

_____ (city, state, zip)

RE: Rezoning Hearing for property located at: _____

Dear Property Owner:

A public hearing concerning the property located at _____, has been set for _____ at _____ am/pm. The location of the hearing is the 1897 Conference Room on the second floor of City Hall at 104 E. Main St., Lancaster, Ohio.

The proposed zoning change filed with Lancaster City Planning Commission seeks to rezone the above property from a R-1 (Greenfield Twp) zoning district to a Advanced Manufacturing zoning district.

The public hearing is open to the public for comment.

Sincerely,

City Official

Thence, North 04° 06' 54" East a distance of 108.00 feet along said section line to a set iron pin, said pin being located 183.99' Rt. of Sta. 298+96.83 of the centerline of proposed U.S.R. 33 and 108.00' Lt. of Sta. 8+71.53 of the centerline of proposed Wilson Rd. (C.R. 45).

Thence, continuing along the proposed Right-of-Way South 87° 57' 22" East a distance of 32.76 feet to a set iron pin, said pin being located 151.27' Rt. of Sta. 298+95.25 of the centerline of proposed U.S.R. 33 and 109.05' Lt. of Sta. 9+04.28 of the centerline of proposed Wilson Road (C.R. 45).

Thence, continuing along the proposed Right-of-Way North 05° 10' 12" East a distance of 2538.67 feet passing iron pins at 798.18', 1398.24' and 1898.28' to a set iron pin on the south line of Section 28, said pin being located 183.27' Rt. of Sta. 273+59.66 of the centerline of proposed U.S.R. 33.

Thence, continuing along the proposed Right-of-Way North 06° 43' 19" East a distance of 37.25 feet to the place of beginning.

It is understood that the above parcel of land described covered a total of 20.500 acres, more or less, including the present road which occupies 0.133 acre, more or less.

All set iron pins are ¾" x 30" rebar with yellow I.D. caps inscribed "O.D.O.T. District 5". Bearings are based upon an assumed meridian. Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Departments of Transportation, Columbus, Ohio. Description prepared from an actual field survey by the Ohio Department of Transportation under the supervision of Thomas E. Andrews, P.S. #6964, November 17, 1999.

Part of Auditor's Parcel Nos. 014-01125-00 (86.81 acres), Auditor's Parcel No. 014-01015-00 (2.72 acres) and Auditor's Parcel No. 014-01042-00 (.47 acres)

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS

BY CLT DATE 1-21-20

014-01123-00

014-01125-00

014-01015-00

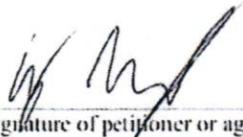
014-01042-00

8. _____

9. _____

I also fully understand that once I have provided this notice to the Lancaster Clerk of Council that the Clerk will send such notice, as provided in Exhibit D, by first class mail, at least twenty days before the date of the public hearing to the above-listed landowners.

FURTHER AFFIANT SAYETH NAUGHT.



Signature of petitioner or agent

Sworn to before me a Notary Public in and for said County and State on the 24th day of July, 2025.



Notary



Zachary Walker
Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
Sec 147.03 RC

Parcel ID	Owner Name	Owner Address	Parcel Address	Tax Mailing Address
0140101500, 0140104200, 0140112300	Mark & Beth Powers	8360 Sugar Grove Rd., SE, Sugar Grove, OH 43155	0 Wilson Rd., NW, Lancaster, OH 43130	8360 Sugar Grove Rd., SE, Sugar Grove, OH 43155
0140112500 0140101700, 0140104800	Mark & Beth Powers Lowell F. Miller	8360 Sugar Grove Rd., SE, Sugar Grove, OH 43155 4050 Sand Hill Rd., SW, Amanda, OH 43102	3790 Wilson Rd., NW, Lancaster, OH 43130 0 Lithopolis Rd., NW, Lancaster, OH 43130	8360 Sugar Grove Rd., SE, Sugar Grove, OH 43155 4050 Sand Hill Rd., SW, Amanda, OH 43102
0140101760	State of Ohio	1980 W. Broad St., 3rd Fl, Columbus, OH 43223	0 Lithopolis Rd., NW, Lancaster, OH 43130	c/o ODOT SE Region Real Estate, 1980 W. Broad St., 3rd Fl, Columbus, OH 43223
0140112510, 0140112411	State of Ohio	1980 W. Broad St., 3rd Fl, Columbus, OH 43223	0 Wilson Rd., NW, Lancaster, OH 43130	c/o ODOT SE Region Real Estate, 1980 W. Broad St., 3rd Fl, Columbus, OH 43223
0531344020	State of Ohio	1980 W. Broad St., 3rd Fl, Columbus, OH 43223	0 Wilson Rd., Lancaster, OH 43130	c/o ODOT SE Region Real Estate, 1980 W. Broad St., 3rd Fl, Columbus, OH 43223
0140112520, 0630010400	City of Lancaster	104 E. Main St., Lancaster, OH 43130	0 Wilson Rd., NW, Lancaster, OH 43130	104 E. Main St., Lancaster, OH 43130
0531344030 0531004003, 0531004004	City of Lancaster Lancaster Port Authority	104 E. Main St., Lancaster, OH 43130 104 E. Main St., Lancaster, OH 43130	0 Wilson Rd., Lancaster, OH 43130 0 S. Mill Park Dr., Lancaster, OH 43130	104 E. Main St., Lancaster, OH 43130 104 E. Main St., Lancaster, OH 43130
0531004300 0531353700 0130069600 0140112100	Lancaster Port Authority Kenton F. & Kenton D. Ridenour Kenton D. Ridenour Toni M. Kraner, Trustee	104 E. Main St., Lancaster, OH 43130 5255 Carroll-Eastern Rd., NW, Lancaster, OH 43112 5255 Carroll-Eastern Rd., NW, Lancaster, OH 43112 The Toni M. Kraner Trust, 4280 Wilson Rd., NW, Lancaster, OH 43130	1443 Camp Ground Rd., Lancaster, OH 43130 0 Lithopolis Rd., NW, Lancaster, OH 43130 4395 Lithopolis Rd., NW, Lancaster, OH 43130 4280 Wilson Rd., NW, Lancaster, OH 43130	104 E. Main St., Lancaster, OH 43130 4645 Carroll-Eastern Rd., Carroll, OH 43112 5255 Carroll-Eastern Rd., Carroll, OH 43112 4280 Wilson Rd., NW, Lancaster, OH 43130
0140112200 0140112310 0140112311, 0140112320	Tracy T. Kraner Trustee Charles & Debra Arnett Board of Fairfield County Commissioners	4280 Wilson Rd., NW, Lancaster, OH 43130 4085 Wilson Rd., NW, Lancaster, OH 43130 210 E. Main St., Lancaster, OH 43130	280 Whitley Rd., NW, Lancaster, OH 43130 4085 Wilson Rd., NW, Lancaster, OH 43130 0 Wilson Rd., NW, Lancaster, OH 43130	4280 Wilson Rd., NW, Lancaster, OH 43130 4085 Wilson Rd., NW, Lancaster, OH 43130 210 E. Main St., Lancaster, OH 43130

Exhibit "D"

PUBLIC HEARING NOTICE FOR CITY COUNCIL

Date: _____

TO: _____ (property owner)

_____ (street)

_____ (city, state, zip)

RE: Rezoning Hearing for property located at: 3790 Wilson Road, Lancaster, Ohio, Fairfield County
Parcel Tax Id. No. 0140112500, 0140112300, 0140101500, and 0140104200

has been set for _____ at _____ a.m./p.m. The location of the hearing is the Educational Services Building, 111 S. Broad Street, Lancaster, Ohio.

The proposed zoning change recommended by the Lancaster City Planning Commission for City Council approval seeks to rezone the above property from a R-1, Rural Residential (Greenfield Twp) zoning district to a Advanced Manufacturing zoning district.

The public hearing is open to the public for comment.

Sincerely,

Lancaster Clerk of Council

RECEIPT

Lancaster Building Department

104 E. Main St., Lancaster, OH 43130

(740) 687-6649



25-LANREZ00001 | Rezoning

Receipt Number: 559995

August 6, 2025

Payment Amount: \$340.00

<i>Transaction Method</i>	<i>Payer</i>	<i>Cashier</i>	<i>Reference Number</i>
Check	Sitterley, Vandwevoort & Nixon LTD	Kendra Brown	61617

Comments

Assessed Fee Items

Fee items being paid by this payment

<i>Assessed On</i>	<i>Fee Item</i>	<i>Account Code</i>	<i>Assessed</i>	<i>Amount Paid</i>	<i>Balance Due</i>
08/06/25	Rezoning Fee (Manual)		\$340.00	\$340.00	\$0.00
Totals:			\$340.00	\$340.00	
				Previous Payments	\$0.00
				Remaining Balance Due	\$0.00

Application Info

Property Address	Property Owner	Property Owner Address	Valuation
3790 WILSON RD NW LANCASTER, OH 43130	POWERS MARK A & BETH A SURV	8360 SUGAR GROVE RD SE SUGAR GROVE, OH 43155	

Description of Work

Rezone parcels 0140112500, 0140112300, 0140101500 & 0140104200