

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~~ was 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.

Passed: \_\_\_\_\_ after \_\_\_\_\_ reading. Vote: Yeas \_\_\_\_\_ Nays \_\_\_\_\_

Approved: \_\_\_\_\_

\_\_\_\_\_  
President of Council

Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

Offered by: \_\_\_\_\_

Second by: \_\_\_\_\_

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



**CHANGE OF ZONING REQUEST**  
**City Planning Commission Meeting**  
**September 11, 2025**

**CASE NO.:** 2025.011

**REQUEST:** Amend Zoning Map to change zoning from Greenfield Township R-1, Rural Residential, to the City of Lancaster, AM, Advanced Manufacturing.

**PETITIONER:** Mark Powers c/o Craig Moncrief, Esq.

**SITE LOCATION:** 142.934 +/- acres on the east and west sides of the State Route 33 near Wilson Road. (Parcel Nos. 0140112500,0140112300,0140101500, and 0140104200).

**SITE DESCRIPTION :**

The property the petitioner is seeking to be rezoned consists of four parcels of land, approximately 142.934 acres in total, on the east and west sides of State Route 33 near Wilson Road. The properties are currently in the process of being annexed into the City.

	LAND USE	ZONING
NORTH	Residential/AG	R-1 Rural Residential**
EAST	Manufacturing	Advanced Manufacturing & Commercial Neighborhood*
SOUTH	Manufacturing	Advanced Manufacturing*
WEST	Residential/AG	R-1 Rural Residential**

\*City of Lancaster Zoning District    \*\*Greenfield Township Zoning District

The purpose of the proposed AM zoning is to:

- Broaden the economic development opportunities of the City of Lancaster by creating development standards that will promote innovation and employment opportunities.
- Promote advanced manufacturing, research and development opportunities, logistics, and other similar businesses that support the supply chains serving existing or evolving industry clusters in the Columbus region.

The development standards of the proposed AM zoning are as follows:

Development Standards	Advanced Manufacturing
Minimum Lot Size (Sq.Ft.)	None
Minimum Frontage (Feet)	100
Minimum Front Setback (Feet)	100
Minimum Side Setback (Feet)	One (1) foot setback per one (1) foot of building height. When a side or rear lot line abuts an existing residential use or District that permits single unit dwellings, then a buffer shall be provided in accordance with Section 1141.10.
Minimum Rear Setback (Feet)	One (1) foot setback per one (1) foot of building height. When a side or rear lot line abuts an existing residential use or District that permits single unit dwellings, then a buffer shall be provided in accordance with Section 1141.10.
Maximum Height (Feet)	No maximum height
Maximum Lot Coverage (Percent)	80

**ISSUES FOR PLANNING COMMISSION CONSIDERATION:**

1. Pursuant to LCO 1159.02, the Planning Commission must decide whether or not to recommend that the Zoning Map be amended to rezone parcel numbers 0140112500, 0140112300, 0140101500, and 0140104200 to AM at the request of the petitioner. The Planning Commission may recommend that the application be approved as submitted, approved as amended, approved subject to modification, or denied.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request to change the zoning from Greenfield Township Rural Residential (R-1) to City of Lancaster Advanced Manufacturing (AM).

**EXHIBITS:**

- Exhibit A: Application for District Change & Survey
- Exhibit B: Greenfield Township Map
- Exhibit C: Lancaster Zoning Map

## **Lancaster City Planning Commission**

### **Meeting Minutes**

**September 11, 2025**

The Lancaster City Planning Commission met on Thursday, September 11, 2025. Members present were Bob Lovell, John Sigafoos, 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 from the Law Director's Office, Christina Wetzel 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 Seevers, Coe Wolf, Richard Shumaker, and Tom Hoffman of Waypoint Christian Church, Craig Moncrief of Plank Law Firm, and Rich Flowers of Whitetail Properties.

Service Safety Director Carrie Woody opened the meeting at 9:30 a.m. and welcomed everyone. It was noted that the first case is a public hearing.

Chasilyn Carter began with Case No 2025.011 for petitioner Mark Powers c/o Craig Moncrief, Esq. The request is for a public hearing to amend the zoning map to change zoning from Greenfield Township R-1, Rural Residential, to the City of Lancaster, AM, Advanced Manufacturing.

The property the petitioner is seeking to be rezoned consists of four parcels of land, approximately 142.934 acres in total, on the east and west sides of State Route 33 near Wilson Road. The properties are currently in the process of being annexed into the City.

Craig Moncrief stated that the properties are being annexed into the City, and that there was already interest in one of the eastern properties. This zoning change would bring jobs and advanced manufacturing to the City.

The public hearing began with no one speaking as a proponent in support of the zoning change, and no one speaking as an opponent against the zoning change.

The public hearing was concluded.

John Sigafoos motioned to approve the zoning change, seconded by Rick Wilkins. 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 2025.012 for petitioner Waypoint Christian Church, agent Brad Seevers. Waypoint Christian Church is requesting a variance for permanent access, leaving

the terminus of Hawk Street. Code 1105.03 (b) of Lancaster Codified Ordinance states that a street terminus cannot be used as frontage.

The variances being asked for are as follows:

1. A variance for the lack of Sanitary and Street Access. a. Lancaster Codified Ordinance 1105.03 (a)(1) requires the lot adjoins a public street and does not involve the opening, widening, extension or improvements or the installation of any public utilities.
2. A variance for adverse effects to adjoining neighbors. a. Lancaster Codified Ordinance 1105.03 (a)(3) requires the split not adversely affect the adjoining properties.
3. A variance for the lack of required frontage and lot shape. a. Lancaster Codified Ordinance 1105.03 (a)(4) requires the lot comply with zoning regulations.
4. A variance for no access at the terminus of Hawk Street. a. Lancaster Codified Ordinance 1105.03 (b) No minor subdivision shall be approved that utilizes the width of a street at the terminus of such street as the required frontage for the minor subdivision.
5. A variance to install sidewalks. a. Lancaster Codified Ordinance 1105.03 (c) all minor subdivisions shall comply with sidewalk and wheelchair ramp requirements... terminus of such street as the required frontage for the minor subdivision.

Considerations are that the approval of these variances/lot split creates a non-conforming property that cannot be developed without public improvements. The staff recommends denial of the variances.

Curt Shonk stated that the variances would be needed were if you were to build a home with a driveway from the end of the street without a cul-de-sac. The property needs public sewer and a public street to build properly. Curt Shonk recommended that the Church work with a developer to go through the subdivision process and do the work that needs to be done to sell the lots. There is no public road access or public sewer.

Rick Wilkins asked where the Church was located on the property, where the Church has public road access. Curt Shonk responded that the Church has public road access on Sheridan Drive, and would be split from the proposed property division, that the lot split could not be approved as it is because it does not meet code requirements.

John Sigafos asked what the most economical way to complete the lot split, to meet the requirements. Curt Shonk responded that building a cul-de-sac bulb would possibly be an option. Jeff Baird responded that another economical way to complete this split would be working with a developer who would lay out the lots and work with Engineering to get approved plans.

Curt Shonk stated that he had calls from neighbors asking if they could buy the property and combine it with their property, but as is the property is not buildable.

Brad Seevers spoke as a representative of the Church. The Church was built in 2022, with a grand opening in April of 2023. When the property was purchased, the Church hoped to sell a piece of the property to re-coup some of the loan expenses. As the process has taken longer than anticipated, the Church has had some hardships as their loan has shifted from interest only to interest and principal. They would like to split the lot and allow the new buyer to be the one who decides on the usage of the property. Being a small Church with many senior citizen members, this property has been worrisome to members, and the Church has even lost leaders as well as members. The Church also had their contractor leave mid-build, which left the Church with various subcontractors that needed paid. This has left the church with little revenue and hearing that they would need to build a cul-de-sac, the Church has little resources to complete this. The Church is asking that as the seller, the lot be split and allow the future buyer to develop or decide what to do with the property.

Rich Flowers, the realtor for the Church, stated that the intent is to be able to put one house on this land. Even though it's a large lot at around three acres, by the time a cul-de-sac is put and everything completed, selling the parcel to a developer would be challenging due to the expenses. The original goal was to stub off the road and then have one house there, but there were some roadblocks in place. There was a buyer in place at one time but there were hurdles in place and the buyer just gave up.

Curt Shonk stated that there are two streets bordering the property, and Midway is a county road whereas Hawk Street is a City road. Even if the access was from Midway instead, the lot would still need sewer access, and the sewer access is at the intersection of Hawk Street and Beverly Hills Drive.

Brad Seevers stated that when the Church purchased the property, there were neighbors that came to present their case. The Church would like to be good neighbors and honor the request that there not be a through street on the property. They do not want to hurt any connections with their neighbors and would just like to sell the property as a lot split and let the purchaser complete anything that the City would require.

Rick Wilkins asked if the area and shape of the lot split was changed, if it would be more feasible as a development. Curt Shonk responded that there is a stream near the back of the lot, and a culvert would be an option. John Sigafos stated that these would be conversations to have with a developer and engineer and not the Commission.

Rich Flowers stated that the property is not conducive as a development how it sits right now, it is more for the Church to be able to sell it as one buildable lot. The demand to have it as one lot is strong. Curt Shonk responded that to have the property to be buildable it would still have to have all of the variances granted. There would be a driveway right off the end of the street and

the sanitary line would need to be extended to the property. With the variances granted, there would still be a question of how the property looks with the road stub, a driveway, and possible sidewalks wrapped around the end of the road.

Bob Lovell questioned if there was a compromise, asking if there has to be a cul-de-sac if it was sold as one lot. Jeff Baird responded that even if it was one lot there should be a cul-de-sac with a driveway off it. Other properties in the City have been required to build a cul-de-sac with a driveway.

Curt Shonk stated that if the lot split was granted and the lot was created, there could be the issue of a return to the Commission by a buyer and it would just be pushing the issue down the road. The burden would be on the buyer then at that point. If the variances were granted with the lot split, then they would carry over with the sale of the property. Mayor Don McDaniel then stated that someone could put a house there and it would not comply with the current code.

John Sigafoos asked if there was a buyer willing to buy it, would there be able to be a contract with restrictions. Stephanie Hall stated that this could be included in the deed language. Curt Shonk stated that what was being described is a subdivision. The owner of the property works with a developer and decides on feasibility. The public improvements are then brought in and approved, then the lot is sold and a house is built. Curt Shonk said that is the way the code is set up and this would just be a work-around. John Sigafoos asked if the variances would not be needed if the lot was developed, and all of the issues addressed. Curt Shonk stated that if they came in with a development, they would not need variances if they have already done the things required.

Rick Wilkins asked if it was not developable because of the size of the lot. Jeff Baird stated that it could be developed if someone put the time and engineering into it and could possibly put a cul-de-sac in with three lots or one big lot. Mayor Don McDaniel stated that based on the size of the other lots on Hawk Street, there could be possibly three to four lots built around a cul-de-sac but at least two large lots.

Rich Flowers said that he does not feel there is enough there to build a cul-de-sac, run utilities, and then build one house, and the goal is to help the Church sell the lot in a way that makes sense to them. John Sigafoos stated that the code and the requirements and the variances should not be granted. Stephanie Hall stated that there is a reason there are variances in the code, looking at the circumstances of each individual case. That if the lot split was granted, in order for it to be built on they would have to do all of these things so that the variances would not be needed.

Curt Shonk stated that when making public improvements, they have to have guarantees that the improvements will be made. If it is a subdivision the street must be done before the plat is even recorded because once a lot split happens it cannot be un-done.

Rick Wilkins asked if the Church could come back if the variances were denied. Jeff Baird responded that this would still make a non-conforming lot, and a buyer could possibly want to

develop the lot but still asking for multiple variances. Rick Wilkins stated that the only way it is feasible and makes sense is to build one house there if the variance to not build the cul-de-sac was granted. Jeff Baird stated that every terminus has a cul-de-sac on it, and it would be out of place not to have one as it is acceptable to build a cul-de-sac and only have one driveway and house there.

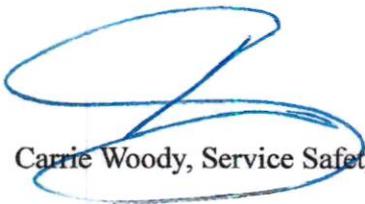
Andrew Lundell stated that anyone who wanted to develop the lot would still have to go through zoning review and would require a minimum amount of road frontage. Rich Flowers responded that the road is stubbed in for future development, and he has seen in other municipalities a situation like this has been approved. Also, if the cul-de-sac was required it is not very feasible for the Church.

John Sigafos asked if the lot split should happen. Stephanie Hall responded that the lot could be split off, but Zoning would still require the road frontage to build a house. Once it is split, a single-family residence cannot be built because the road frontage still would not be covered. Curt Shonk stated that the sanitary sewer is still an issue also, as it does not extend to the property. John Sigafos responded that there still needs work for this to be possible, and the Church should come back to the Commission once this work has been completed.

John Sigafos motioned to adopt the recommendations of the staff and deny the variances, seconded by Bob Lovell. With no further discussion, there was a unanimous vote to deny. 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 Rick Wilkins, seconded by Bob Lovell. 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 10:28 a.m.

Respectfully submitted,



Carrie Woody, Service Safety Director