

LANCASTER CITY COUNCIL  
LANCASTER, OHIO

July 14, 2025

- REGULAR MEETING CONVENES
- PRAYER
- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- ROLL CALL
- READING AND DISPOSING OF THE JOURNAL
- REPORTS OF CITY OFFICIALS
- COMMUNICATIONS
- SPECIAL PRESENTATION AND AWARDS
  - Presentation by City Planner Chasilyn Carter
- PETITIONS AND MEMORIALS
- PERMISSION OF VOTERS AND TAXPAYERS TO ADDRESS COUNCIL
- REPORTS OF STANDING COMMITTEES
- REPORTS OF SPECIAL COMMITTEES
- PUBLIC HEARINGS
  - Ewing Woods LLC – Zoning map amendment
- READING OF RESOLUTIONS

**THIRD READING**

None

**SECOND READING**

- Temp Res #58-25      A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE LAW ENFORCEMENT BLOCK JAG GRANT-POLICE FUND (2027) AND APPROVE A THEN & NOW CERTIFICATE FOR PURCHASES  
**Safety Committee (Bizjak/Tener) (3 Readings)**
  
- Temp Res #59-25      A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE DOJ EQUITABLE SHARING FUND (2048) FOR GRANT MATCH DOLLARS FOR THE MAJOR CRIMES UNIT  
**Safety Committee (Bizjak/Sollie) (3 Readings)**
  
- Temp Res #60-25      A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE .45 POLICE & FIRE LEVY 2021 FUND (2051) FOR THE PURCHASE OF FOUR POLICE VEHICLES FOR USE BY THE LANCASTER POLICE DEPARTMENT  
**Safety Committee (Bizjak/Tener) (3 Readings)**

- Temp Res #61-25** A RESOLUTION TO SCHEDULE LANCASTER CITY COUNCIL MEETINGS AND FINANCE COMMITTEE MEETINGS FOR 2026  
**Law Committee (Crites/Bizjak) (3 Readings)**
- Temp Res #62-25** A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE PUBLIC TRANSIT FUND (2021) AND TO DECLARE AN EMERGENCY  
**Finance Committee (Schoonover/Ailes) (2 Readings)**

**FIRST READING**

- Temp Res #63-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO APPLY FOR GRANT FUNDING FROM THE CENTRAL OHIO RURAL PLANNING ORGANIZATION DEDICATED FUNDS PROGRAM GRANT TO FUND RIGHT OF WAY ACQUISITION FOR THE MEMORIAL-PIERCE WALKWAYS PROJECT AND TO DECLARE AN EMERGENCY  
**Public Works Committee (Tener/Luchtenberg) (1 Reading)**
- Temp Res #64-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO APPLY FOR GRANT FUNDING FROM THE CENTRAL OHIO RURAL PLANNING ORGANIZATION DEDICATED FUNDS PROGRAM GRANT TO FUND DESIGN OF AND ENGINEERING FOR IMPROVEMENTS TO CAMP GROUND ROAD AND TO DECLARE AN EMERGENCY  
**Economic Development Committee (Hoop/Crites) (1 Reading)**
- Temp Res #65-25** A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE CITY INCOME TAX FUND (2016) TO ACCOMMODATE INCREASED REFUNDS IN 2025 AND TO PAY TO REPLACE THE BACK-UP SERVER FOR THE INCOME TAX DEPARTMENT WITH A CLOUD BASED SYSTEM  
**Finance Committee (Schoonover/Sollie) (3 Readings)**
- Temp Res #66-25** A RESOLUTION STATING THE SERVICES TO BE PROVIDED BY THE MUNICIPAL CORPORATION TO ANNEXED TERRITORY OF MARK A. & BETH A. POWERS FOR THE EXPEDITED TYPE 2 ANNEXATION OF PARCEL NUMBERS 0140112500, 0140112300, 0140104200, 0140101500, and 0140112510, CONSISTING OF 163.609 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY  
**Economic Development Committee (Hoop/Wing) (1 Reading)**

## READING OF ORDINANCES

THIRD READING

NONE

SECOND READING**Temp Ord #27-25**

AN ORDINANCE CREATING FIVE INCENTIVE DISTRICTS AND DECLARING IMPROVEMENTS TO CERTAIN REAL PROPERTY WITHIN THE INCENTIVE DISTRICTS TO BE A PUBLIC PURPOSE, AND EXEMPT FROM REAL PROPERTY TAXATION; IDENTIFYING CERTAIN PUBLIC INFRASTRUCTURE IMPROVEMENTS THAT, ONCE MADE, WILL BENEFIT OR SERVE THE PARCELS IN THE INCENTIVE DISTRICTS; REQUIRING THE OWNERS OF THOSE PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES; ESTABLISHING AN INCENTIVE DISTRICT PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS; AUTHORIZING PAYMENTS TO THE LANCASTER CITY SCHOOL DISTRICT; AND APPROVING RELATED MATTERS

**Economic Development Committee (Hoop/Wing) (2 Readings)**

**Temp Ord #28-25**

AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN REAL PROPERTY LOCATED IN THE CITY OF LANCASTER, OHIO TO BE A PUBLIC PURPOSE; DECLARING SUCH IMPROVEMENT TO BE EXEMPT FROM REAL PROPERTY TAXATION PURSUANT TO OHIO REVISED CODE SECTION 5709.40(B); REQUIRING THE OWNERS THEREOF TO MAKE ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL DIRECTLY BENEFIT THE REAL PROPERTY; ESTABLISHING A PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SERVICE PAYMENTS, TOGETHER WITH RELATED AUTHORIZATIONS, AND DECLARING AN EMERGENCY

**Economic Development Committee (Hoop/Crites) (3 Readings)**

**Temp Ord #29-25**

AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN REAL PROPERTY LOCATED IN THE CITY OF LANCASTER, OHIO TO BE A PUBLIC PURPOSE; DECLARING SUCH IMPROVEMENT TO BE EXEMPT FROM REAL PROPERTY TAXATION PURSUANT TO OHIO REVISED CODE SECTION 5709.40(B); REQUIRING THE OWNERS THEREOF TO MAKE ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL DIRECTLY BENEFIT THE REAL PROPERTY; ESTABLISHING A PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SERVICE PAYMENTS, TOGETHER WITH RELATED AUTHORIZATIONS, AND DECLARING AN EMERGENCY

**Economic Development Committee (Hoop/Schoonover) (3 Readings)**

**Temp Ord #30-25** AN ORDINANCE DECLARING THE IMPROVEMENT TO CERTAIN REAL PROPERTY LOCATED IN THE CITY OF LANCASTER, OHIO TO BE A PUBLIC PURPOSE; DECLARING SUCH IMPROVEMENT TO BE EXEMPT FROM REAL PROPERTY TAXATION PURSUANT TO OHIO REVISED CODE SECTION 5709.40(B); REQUIRING THE OWNERS THEREOF TO MAKE ANNUAL SERVICE PAYMENTS IN LIEU OF TAXES; DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS TO BE MADE THAT WILL DIRECTLY BENEFIT THE REAL PROPERTY; ESTABLISHING A PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SERVICE PAYMENTS, TOGETHER WITH RELATED AUTHORIZATIONS, AND DECLARING AN EMERGENCY  
**Economic Development Committee (Hoop/Crites) (3 Readings)**

**FIRST READING**

**Temp Ord #31-25** AN ORDINANCE TO AMEND THE LANCASTER CODIFIED ORDINANCES, PART ELEVEN – PLANNING AND ZONING, TITLE THREE – ZONING AND PROPERTY RESTRICTIONS, AND TO ADOPT CHAPTER 1131 – SHORT TERM RENTALS  
**Code Enforcement & Zoning Committee (Sollie/Hoop) (3 Readings)**

**Temp Ord #32-25** AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.605 +/- ACRES IN PLEASANT TOWNSHIP AND TO DECLARE AN EMERGENCY  
**Economic Development Committee (Hoop/Crites) (2 Readings)**

**Temp Ord #33-25** 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  
**Economic Development Committee (Hoop/Wing) (2 Readings)**

**Temp Ord #34-25** AN ORDINANCE TO ACCEPT A PETITION FOR THE EXPEDITED TYPE 2 ANNEXATION OF 163.609 +/- ACRES IN GREENFIELD TOWNSHIP, TO CONSENT TO ANNEXATION, TO PROVIDE A BUFFER FOR INCOMPATIBLE LAND USE PURSUANT TO OHIO REVISED CODE 709.023(C), AND TO DECLARE AN EMERGENCY  
**Economic Development Committee (Hoop/Wing) (1 Reading)**

**Temp Ord #35-25** AN ORDINANCE TO AMEND PERMANENT ORDINANCE 49-24, THE FAIRFIELD COUNTY MUNICIPAL COURT MANAGEMENT AND PROFESSIONAL PERSONNEL PAY ORDINANCE, AND TO DECLARE AN EMERGENCY  
**Administrative Services Committee (Luchtenberg/Bizjak) (1 Reading)**

**TABLED LEGISLATION**

**NONE**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

New liquor license – OX-BS LLC DBA 1732 E. Main St.  
BZA 2 new appointments

**ANNOUNCEMENT OF SCHEDULED MEETINGS****REGULARLY SCHEDULED CITY COUNCIL MEETINGS**

1. August 11<sup>th</sup>, 2025 at 6:30 p.m. – Council Chambers
2. August 25<sup>th</sup>, 2025 at 6:30 p.m. – Council Chambers

**SPECIAL SCHEDULED MEETINGS**

None

**REGULARLY SCHEDULED COMMITTEE MEETINGS**

1. Administrative Services Committee – July 16<sup>th</sup> at 8:00 a.m. – City Hall 1897 Conference Room
2. Code Enforcement Committee – July 17<sup>th</sup> at 7:30 a.m. - City Hall 1897 Conference Room
3. Water / Water Pollution Control Service Committee – July 21<sup>st</sup> at 7:30 a.m. - City Hall 1897 Conference Room
4. Economic Development Committee – July 24<sup>th</sup> at 7:30 a.m. – City Hall 1897 Conference Room
5. Safety Committee – August 8<sup>th</sup> at 8:00 a.m. - City Hall 1897 Conference Room

**READING OF BILLS**

MNCO – \$58.60  
MNCO - \$133.16

**EXECUTIVE SESSION (if needed)****ADJOURNMENT**

TEMPORARY RESOLUTION NO. 63-25

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO APPLY FOR GRANT FUNDING FROM THE CENTRAL OHIO RURAL PLANNING ORGANIZATION DEDICATED FUNDS PROGRAM GRANT TO FUND RIGHT OF WAY ACQUISITION FOR THE MEMORIAL-PIERCE WALKWAYS PROJECT AND TO DECLARE AN EMERGENCY

WHEREAS, the Mid-Ohio Regional Planning Commission ("MORPC") has grant opportunities available through the Central Ohio Rural Planning Organization ("CORPO"); and

WHEREAS, the City of Lancaster Department of Engineering wishes to apply to the CORPO Dedicated Funds Program for grant money to fund right of way acquisition for the Memorial-Pierce Walkways Project (PID 120594); and

WHEREAS, the City intends to apply for Four Hundred Thousand Dollars (\$400,000.00) in grant funding which will require a twenty percent (20%) match from City funds of Eighty Thousand Dollars (\$80,000.00) which will be appropriated in separate legislation if grant funds are awarded; and

WHEREAS, the application deadline for the CORPO Dedicated Funds Program grant is August 8, 2025, and Council next meets on August 11, 2025; now, therefore,

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

SECTION 1. That the Service-Safety Director is hereby authorized to apply to CORPO for Four Hundred Thousand Dollars (\$400,000.00) and act on behalf of the City of Lancaster to execute any and all agreements required for consideration and award of a CORPO Dedicated Funds Program grant.

SECTION 2. That this resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and for the further reason that this resolution must be enacted to allow the grant application to be submitted by the August 8<sup>th</sup> deadline; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

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

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

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by Public Works Committee

TEMPORARY RESOLUTION NO. 64-25

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO APPLY FOR GRANT FUNDING FROM THE CENTRAL OHIO RURAL PLANNING ORGANIZATION DEDICATED FUNDS PROGRAM GRANT TO FUND DESIGN OF AND ENGINEERING FOR IMPROVEMENTS TO CAMP GROUND ROAD AND TO DECLARE AN EMERGENCY

WHEREAS, the Mid-Ohio Regional Planning Commission ("MORPC") has grant opportunities available through the Central Ohio Rural Planning Organization ("CORPO"); and

WHEREAS, the City and Lancaster Port Authority wish to apply to the CORPO Dedicated Funds Program for grant money to fund design of and engineering for improvements to Camp Ground Road in the Rock Mill Industrial Park; and

WHEREAS, the City intends to apply for Seven Hundred Thousand Dollars (\$700,000.00) in funding which will require a twenty percent (20%) match of One Hundred Forty Thousand Dollars (\$140,000.00) if grant funds are awarded; and

WHEREAS, the Lancaster Port Authority passed a resolution at its July meeting to pay the One Hundred Forty Thousand Dollars (\$140,000.00) in match money if grant funds are awarded by CORPO; and

WHEREAS, the application deadline for the CORPO Dedicated Funds Program grant is August 8, 2025, and Council next meets on August 11, 2025; now, therefore,

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

SECTION 1. That the Service-Safety Director is hereby authorized to apply to CORPO for Seven Hundred Thousand Dollars (\$700,000.00) and act on behalf of the City of Lancaster to execute any and all agreements required for consideration and award of a CORPO Dedicated Funds Program grant.

SECTION 2. That this resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and for the further reason that this resolution must be enacted to allow the grant application to be submitted by the August 8<sup>th</sup> deadline; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

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

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

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by Economic Development Committee

TEMPORARY RESOLUTION NO. 65-25

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE CITY INCOME TAX FUND (2016) TO ACCOMMODATE INCREASED REFUNDS IN 2025 AND TO PAY TO REPLACE THE BACK-UP SERVER FOR THE INCOME TAX DEPARTMENT WITH A CLOUD BASED SYSTEM

WHEREAS, the City Income Tax Department has had an increase in refunds issued in 2025 and needs to increase the expense account to accommodate the remaining refund requests for the year; and

WHEREAS, the City Income Tax Department also has data on an older Authority Tax back-up server that it needs to move to the cloud for stronger security and ease of IT administration; now, therefore,

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

SECTION 1. That the City of Lancaster Auditor shall amend the Certificate of Appropriations with the County Auditor in the amount of Two Hundred Sixty-Three Thousand Five Hundred Dollars (\$263,500.00) in the City Income Tax Fund (2016).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in the following expense accounts:

2016.1600.54002	Refunds – Income Tax	\$250,000.00
2016.1600.56055	Software System - Income	<u>\$ 13,500.00</u>
	<b>Total</b>	<b>\$263,500.00</b>

SECTION 3. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

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

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

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by Finance Committee

TEMPORARY RESOLUTION NO. 66-25

PERMANENT RESOLUTION NO. \_\_\_\_\_

A RESOLUTION STATING THE SERVICES TO BE PROVIDED BY THE MUNICIPAL CORPORATION TO ANNEXED TERRITORY OF MARK A. & BETH A. POWERS FOR THE EXPEDITED TYPE 2 ANNEXATION OF PARCEL NUMBERS 0140112500, 0140112300, 0140104200, 0140101500, and 0140112510, CONSISTING OF 163.609 +/- ACRES IN GREENFIELD TOWNSHIP, AND TO DECLARE AN EMERGENCY

WHEREAS, Mark A. & Beth A. Powers (“Petitioners”), by and through legal counsel at Sitterley, Vandervoort & Nixon Ltd. and Plank Law Firm, LPA, have filed a Petition for Expedited Type 2 Annexation for parcel numbers 0140112500, 0140112300, 0140104200, 0140101500, and 0140112510, including 163.609 +/- acres currently in Greenfield Township, with the Fairfield County Board of County Commissioners (“BCC”) and served the City with said Petition on July 10, 2025; and

WHEREAS, pursuant to the Ohio Revised Code, the City has twenty (20) days after the Petition is filed with the BCC to adopt a statement of services indicating what utilities and other services will be provided to the territory to be annexed; and

WHEREAS, Petitioners, by and through their agents, and the City have negotiated a Pre-Annexation Agreement pursuant to Permanent Resolution 54-25 that sets forth the terms and conditions necessary for the City to provide services to the newly annexed territory; now, therefore,

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

SECTION 1. That the City hereby intends to provide the following services to the Petitioners’ property in Greenfield Township as described in attached Exhibit A for the 163.609 +/- acres, for which a Petition for an Expedited Type 2 Annexation is pending before the BCC upon annexation: Water, Sanitary Sewer, Gas, Stormwater, Sanitation, Police, and Fire/EMS; conditioned, however, upon the annexation being successfully completed and all specific terms and conditions of the Pre-Annexation Agreement being satisfied.

SECTION 2. That the City and County Engineer already have a Road Maintenance Agreement for Wilson Road; if any additional road maintenance issues are created by or caused by said proposed annexation, the City Engineer and Department of Transportation shall address those as agreed upon with the County Engineer.

SECTION 3. That the Petitioners shall ensure that future development within the area proposed for annexation will not result in the City utility main line capacities being exceeded.

SECTION 4. That this resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and for the further reason that this resolution must be enacted to meet the annexation timeline imposed by the Ohio Revised Code for an Expedited Type 2 Annexation; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

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

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

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

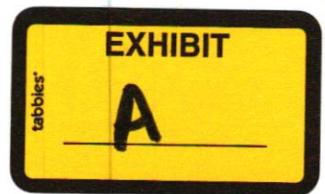
Clerk: \_\_\_\_\_

\_\_\_\_\_  
Mayor

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

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

Requested by Economic Development Committee



ANNEXATION FROM GREENFIELD TOWNSHIP  
TO THE CITY OF LANCASTER ~ 163.609 ACRES

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, and containing 163.609 acres of land, more or less, and being part of Sections 28, 32 and 33, Township 15 North, Range 19 West, and being all of that 66.199 acre residual tract of land (Parcel # 0140112500) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, (all reference used in this description refer to the Records of the Recorder's Office, Fairfield County, Ohio), also being 73.720 acres out of that 73.934 acre residual tract of land (Parcel # 0140112300) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, also being all of that 0.47 acre residual tract of land (Parcel # 0140104200) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, also being all of that 2.72 acre tract of land (Parcel # 0140101500) conveyed to Mark A. & Beth A. Powers, of record in Official Record 1813, Page 3249, also being all of that 20.500 acre Parcel 24-WL (Parcel # 0140112510) conveyed to State of Ohio, of record in Official Record 1442, Page 391, said 163.609 acre Annexation Parcel being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said Section 28, also being the northwesterly corner of said Section 33, also being the northeasterly corner of said Section 32, also being the southeasterly corner of Section 29, Township 15 North, Range 19 West;

Thence with the southerly line of said Section 28, also with the northerly line of said Section 33, South 85°56'33" East, a distance of 910.91 feet to the southwesterly corner of that 33.44 acre tract of land conveyed to Kenton F. Ridenour & Kenton D. Ridenour, also being the southwesterly corner of the existing Corporation Line of the City of Lancaster (Ordinance Number 11-05), and being the true point of beginning of the herein described 163.609 acre Annexation to the City of Lancaster;

Thence with said City of Lancaster Corporation Line, also with the southerly line of said 33.44 acre Ridenour tract, South 85°56'33" East, a distance of 1008.35 feet to the northwesterly corner of that 21.000 acre tract of land conveyed to Lancaster Port Authority, of record in Instrument Number 202300001041 and Instrument Number 202300001036, also being a northwesterly corner the existing Corporation Line of the City of Lancaster (Ordinance Number 49-69);

Thence with said City of Lancaster Corporation Line, also with the westerly line of said 21.000 acre Lancaster Port Authority tract, and continuing with the westerly line of that 19.210 acre tract of land conveyed to Lancaster Port Authority, of record in Instrument Number 202500003121, South 4°05'43" West, a distance of 1325.08 feet to the southwesterly corner of said 19.210 Lancaster Port Authority tract, also being the northwesterly corner of that 23.846 acre tract of land conveyed to Lancaster Port Authority, of record in Instrument Number 202500003122, also being the northeasterly corner of that 20.611 acre tract of land conveyed to City of Lancaster, Ohio, of record in Official Record 1797, Page 1546, also being a northeasterly corner of the existing Corporation Line of the City of Lancaster (Ordinance Number 16-20);

Thence with said City of Lancaster Corporation Line, also with northwesterly lines of said 20.611 acre City of Lancaster tract, the following seven courses:

- 1) South 81°43'12" West, a distance of 86.90 feet to a point;
- 2) South 61°07'47" West, a distance of 517.62 feet to a point;
- 3) South 49°52'10" West, a distance of 129.01 feet to a point;
- 4) South 66°14'26" West, a distance of 180.50 feet to a point;
- 5) South 57°10'33" West, a distance of 287.48 feet to a point;
- 6) South 45°48'00" West, a distance of 309.32 feet to a point;
- 7) South 15°30'17" West, a distance of 337.77 feet to a point on the northerly line of that 1.675 acre Parcel 24-WV1 conveyed to the City of Lancaster, of record in Instrument Number 202300002016;

Thence with northerly lines said 1.675 acre City of Lancaster Parcel 24-WV1, the following two courses:

- 1) North 79°34'45" West, a distance of 118.80 feet to a point;
- 2) North 88°03'24" West, a distance of 174.35 feet to a point in the easterly line of the aforesaid 20.500 acre State of Ohio Parcel 24-WL;

Thence with easterly, southerly and westerly lines of said 20.500 State of Ohio Parcel 24-WL;

- 1) South 6°00'44" West, a distance of 119.48 feet to the southeasterly corner of said 20.500 acre State of Ohio Parcel 24-WL;
- 2) North 86°06'43" West, a distance of 350.24 feet to the southwesterly corner of said 20.500 acre

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Fairfield County  
Commissioners

- State of Ohio Parcel 24-WL;
- 3) North 4°06'54" East, a distance of 108.00 feet to the northeasterly corner of that 1.066 acre Parcel 24-WV conveyed to the State of Ohio, of record in Official Record 1442, Page 391;

Thence with northerly and westerly lines of said 1.066 acre State of Ohio Parcel 24-WV, the following two courses:

- 1) South 87°16'50" West, a distance of 678.03 feet to a point;
- 2) South 3°53'11" West, a distance of 13.50 feet to a point in the northerly Right of Way line of Wilson Road (R/W varies);

Thence with the northerly Right of Way line of said Wilson Road, North 86°06'49" West, a distance of 565.64 feet to a point in the easterly line of that 50.3 acre tract of land conveyed to Toni M. Kraner, Tr., and Tracy T. Kraner, Tr., of record in Official Record 1679, Page 1841;

Thence with the easterly line of said 50.3 acre Kraner tract North 4°06'53" East, a distance of 2634.46 feet to a point in the southerly line of that 34.579 acre tract of land conveyed to Lowell F. Miller, of record in Instrument Number 202400017996, also being in the southerly line of said Section 29, also being in the northerly line of said Section 32;

Thence with the northerly line of said Section 32, also with the southerly line of said Section 29, also with the southerly line of said 34.579 acre Miller tract, South 85°56'51" East, a distance of 1238.80 feet to the southwesterly corner of said Section 28, also being the northwesterly corner of said Section 33, also being the northeasterly corner of said Section 32, also being the southeasterly corner of said Section 29;

Thence with the southerly line of said 34.579 acre Miller tract, continuing with the southerly line of that 12.838 acre Parcel 29-WL conveyed to State of Ohio, of record in Official Record 1252, Page 937, and continuing with the southerly line of that 14.557 acre tract of land conveyed to Lowell F. Miller, of record in Instrument Number 202400017996, North 69°26'30" East, a distance of 562.79 feet to a point;

Thence continuing with the southerly line of said 14.557 acre Miller tract, North 76°48'14" East, a distance of 420.36 feet to the northeasterly corner of said 14.557 Miller tract, also being in the westerly line of the aforesaid 33.44 acre Ridenour tract, also being in the existing Corporation Line of the City of Lancaster (Ordinance Number 11-05);

Thence with said City of Lancaster Corporation Line, also with the westerly line of said 33.44 acre Ridenour tract, South 4°24'17" West, a distance of 359.22 feet to the point of beginning, and containing 163.609 acres of land, more or less.

Subject to all restrictions, easements, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The easterly Right of Way line of U.S. Route 33 was assigned a bearing of North 5°34'01" East as described in Official Record 1442, Page 391, Recorder's Office, Fairfield County, Ohio, and as shown on ODOT Centerline & Right of Way Plan "FAI-33-7.31".

Contiguity Note: Total perimeter of annexation area is 11525 feet, of which 4541 feet are contiguous with the City of Lancaster, resulting in 39% contiguity.

Annexation description prepared by Kevin Beechy, Ohio Professional Surveyor No. 7891, of Sands Decker, and is based upon survey data and record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.

This Annexation includes the following Parcels:

- 0140112500 ~ 66.199 Acres
- 0140101500 ~ 2.72 Acres
- 0140104200 ~ 0.47 Acre
- 0140112300 ~ 73.720 Acres
- 0630010400 ~ 20.500 Acres

*Kevin Beechy* 7/19/25  
Kevin Beechy Date  
Ohio Professional Surveyor No. 7891



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JUL 10 2025

Fairfield County  
Commissioner

**PROPOSED ANNEXATION OF ±163.609 ACRES FROM  
GREENFIELD TOWNSHIP TO THE CITY OF LANCASTER**  
SITUATED IN AND BEING PART OF  
SECTIONS 28, 32 AND 33, TOWNSHIP 15 NORTH, RANGE 19 WEST  
GREENFIELD TOWNSHIP, FAIRFIELD COUNTY, OHIO



**OFFICES**

422 North Broad Street  
Lancaster, Ohio 43130  
740-385-2140

1495 Old Henderson Road  
Columbus, Ohio 43220  
614-459-6992

507 Main Street  
Zanesville, Ohio 43701  
740-450-1640

**NOTES**

**Basis of Bearings:** The easterly Right of Way line of U.S. Route 33 was assigned a bearing of North 5°34'01" East as described in Official Record 1442, Page 391, Recorder's Office, Fairfield County, Ohio, and as shown on ODO1 Centerline & Right of Way Plan "FAI-33-7.31.

All linear dimensions shown are in feet or decimal parts thereof.

Surveys used: 1483, 2110, 2506, 2889, 3122, 3352, 7617, 15908, 16169, 19744, 20099, 20563, 20782.

**Contiguity Note:** Total perimeter of annexation area is 11525 feet, of which 4541 feet are contiguous with the City of Lancaster, resulting in 39% contiguity.

Annexation Exhibit prepared from survey data, and record information from the Fairfield County Engineer, Recorder and Auditor, and is not intended for the transfer of real property.



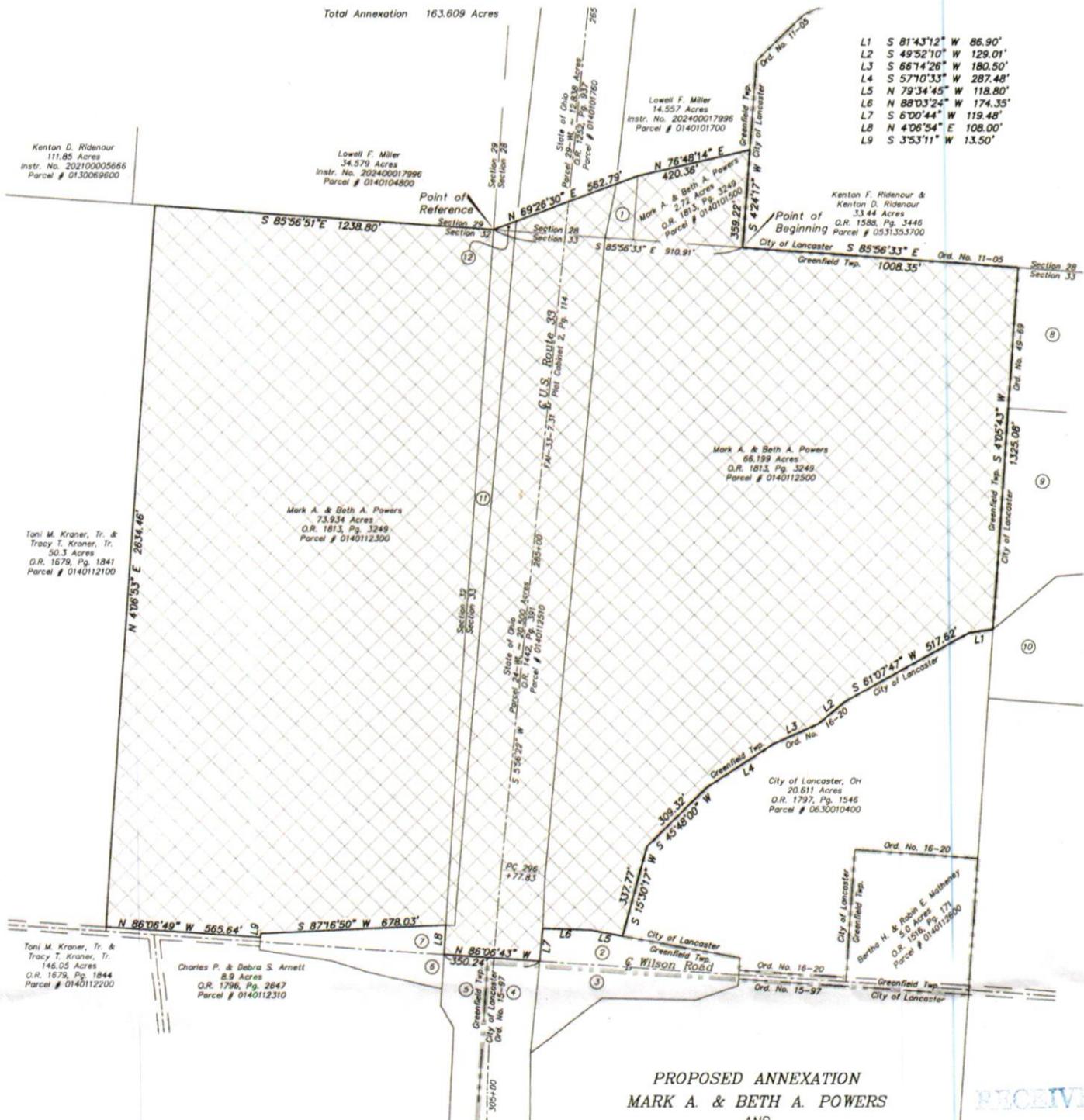
**LEGEND**

- Existing Lancaster Corp. Line
- Proposed Lancaster Corp. Line
- Area to be Annexed (±163.609 Acres)

**ACREAGE BREAKDOWN**

Parcel #	Owner	Deed	Total Area	Area to be Annexed
0140112500	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	66.199 Acres	66.199 Acres
0140101500	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	2.72 Acres	2.72 Acres
0140104200	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	0.47 Acre	0.47 Acre
0140112300	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	73.934 Acres	73.720 Acres
0140112510	State of Ohio	O.R. 1442, Pg. 391	20.500 Acres	20.300 Acres
			<b>Total Annexation</b>	<b>163.609 Acres</b>

#	Owner	Deed	Parcel # & Area
1	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	0140104200 (part of 0.47 Acre)
2	City of Lancaster	Instr. No. 20230002016	0140112520 (Parcel 24-WV 1.675 Acres)
3	City of Lancaster	Instr. No. 20230002017	0531344030 (Parcel 22-WV 2.390 Acres)
4	State of Ohio	O.R. 1321, Pg. 141	0531344020 (Parcel 22-WV 15.744 Acres)
5	State of Ohio	O.R. 1274, Pg. 2039	0140112411 (Parcel 21-WV 3.573 Acres)
6	State of Ohio	O.R. 1340, Pg. 555	0140112311 (Parcel 23-WV 1.098 Acres)
7	State of Ohio	O.R. 1442, Pg. 391	0140112320 (Parcel 24-WV 1.066 Acres)
8	Lancaster Port Authority	Instr. No. 20230001041	0531004100 (21.000 Acres)
9	Lancaster Port Authority	Instr. No. 20230001036	0531004004 (19.210 Acres)
10	Lancaster Port Authority	Instr. No. 20250003121	0531004003 (23.846 Acres)
11	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	0140112500 (part of 66.199 Acres)
12	Mark A. & Beth A. Powers	O.R. 1813, Pg. 3249	0140104200 (part of 0.47 Acre)



**PROPOSED ANNEXATION  
MARK A. & BETH A. POWERS  
AND  
STATE OF OHIO  
TO THE  
CITY OF LANCASTER, OHIO  
FROM  
GREENFIELD TWP. FAIRFIELD COUNTY ~ 163.609 ACRES**

**RECEIVED**  
**JUL 10 2025**  
Fairfield County  
Commissioners

Annexation prepared by:  
*Kevin Beechy 7/9/25*  
Kevin Beechy Date  
Ohio Professional Surveyor No. 7891

S:\Lancaster Port Authority\2076-166-Acre-Annexation\Survey\DWG\2076-166-Annexation.dwg: 7/9/2025 2:06:47 PM, I:\01151689-8644V, 1:40

TEMPORARY ORDINANCE NO. 31-25

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND THE LANCASTER CODIFIED ORDINANCES, PART ELEVEN – PLANNING AND ZONING, TITLE THREE – ZONING AND PROPERTY RESTRICTIONS, AND TO ADOPT CHAPTER 1131 – SHORT TERM RENTALS

WHEREAS, the Community Development Department is proposing the addition of Chapter 1131 - Short Term Rentals to the Lancaster Codified Ordinances; and

WHEREAS, because this is a zoning code amendment, the City Planning Commission reviewed and revised the new Chapter proposed for adoption at three separate meetings, and held a public hearing on the same on June 26, 2025, in accordance with Lancaster Codified Ordinance 1159.02; and

WHEREAS, on June 26, 2025, the Lancaster City Planning Commission voted unanimously to recommend the proposed Chapter 1131 – Short Term Rentals to Lancaster City Council pursuant to Lancaster Codified Ordinance 1159.01; now, therefore,

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

SECTION 1. That the Lancaster Codified Ordinances are hereby amended to adopt Part Eleven – Planning and Zoning, Title Three – Zoning and Property Restrictions, Chapter 1131 – Short Term Rentals pursuant to “Exhibit A” attached hereto and incorporated herein by reference.

SECTION 2. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

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

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

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

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

\_\_\_\_\_  
Mayor

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

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

Requested by: Code Enforcement & Zoning 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



**1131.01 Zoning Clearance Permit for Short Term Rental Required.**

- a. No person, as defined in Section 1161.01 of the Codified Ordinances, shall engage in, conduct, carry on, or permit to be engaged in, conducted, or carried on, in or upon any premises, the operation of a short term rental, as defined in Section 1161.01 of the Codified Ordinances, without an approved Zoning Clearance Permit in accordance with this Chapter and Section 1155.02 of the Codified Ordinances.
  - i. A separate Zoning Clearance Permit application is required for each dwelling unit; for two-family or multi-family dwellings, a separate Zoning Clearance Permit application is required for each dwelling unit.
  - ii. A copy of the approved Zoning Clearance Permit for the short term rental must be maintained on-site and available for inspection upon request.
- b. A Zoning Clearance Permit to operate a short term rental shall be effective until December 31 of the calendar year following the year in which it is issued.
- c. A Zoning Clearance Permit to operate a short term rental shall be renewed by the applicant before the end of each calendar year.
  - i. The deadline for applying for a Zoning Clearance Permit renewal shall be the first Monday in November of the year in which the current Zoning Clearance Permit will expire.

**1131.02 Application & Renewal Fee.** The fee for a new Zoning Clearance Permit application or Zoning Clearance Permit renewal to operate a short term rental shall be established as set forth in the Planning & Zoning fee schedule as determined by the Mayor of Lancaster.

- a. Any Lodging Tax collected pursuant to Chapter 185 of the Codified Ordinances shall be paid directly to the City Income Tax Department.

**1131.03 Application Requirements.**

- a. The application for a Zoning Clearance Permit to operate a short term rental as required by this Chapter shall include the following:
  - i. The address of the proposed short term rental premises.
  - ii. The type of dwelling unit.
  - iii. The name of the applicant, including contact address, telephone number, and email address.
  - iv. The name of the local host, including contact address, telephone number, an email address, who shall be available at all times for any issues related to the short term rental unit and/or transient guests and who must be able to respond within one (1) hour of being notified of an on-site emergency.
  - v. The maximum number of occupants that will be accommodated at the short term rental, which shall not exceed the Occupancy Permit for the premises.
  - vi. The maximum number of motor vehicles that will be permitted to park at the short term rental, unless it is located in the Central Business District. This number shall not exceed the number of vehicles that can be garaged on-premises, plus two that may park in a driveway, plus two that may park on-street. A specific number of parking spaces is not required for short term rentals in the Central Business District as long as

the premises are within one thousand (1,000) feet of on-street parking spaces or a public parking facility.

- vii. A labeled site plan or aerial photograph that identifies the parking spaces required to comply with this section.
  - viii. A floor plan with square footage that identifies rooms on all floors and the specific location of bedrooms in a manner that demonstrates compliance with the requirements of this section.
  - ix. A copy of the results from a BCI and FBI Background Check is required for the following individuals:
    - a. The applicant;
    - b. The local host, if applicable and different than the applicant; and
    - c. The property manager, if applicable.
  - x. Any additional information deemed necessary by the City Planner or designee to evaluate an application's compliance with the provisions of the Codified Ordinances or Ohio Revised Code.
- b. The applicant must notify the City Planner, or designee, of any change in information contained in the Zoning Clearance Permit application or renewal within ten (10) days of the change.
- c. Any change in ownership or leasehold of the short term rental premises shall void the current Zoning Clearance Permit and shall require submission and approval of a new Zoning Clearance Permit application.

**1131.04 Short Term Rental Standards.** The following standards of operation shall be the minimum requirements for any short term rental within the City:

- a. On-site parking shall only be in designated spaces as identified in the approved site plan (except for short term rentals in the Central Business District). Overnight occupancy or parking of recreational vehicles, campers, trailers, or tents at the premises of a short term rental is not permitted.
- b. No advertising or signage viewable from the exterior shall be permitted on short term rental premises regardless of the zoning district.
- c. Security cameras shall only be installed on the exterior of the premises or in a communal space inside the premises, such as a living room or kitchen. No cameras shall be placed in a bedroom, bathroom, or any other place where an occupant would have a reasonable expectation of privacy.
- d. Short term rentals shall not house sex offenders, be rented by the hour, or be used for any sexually oriented business as specified in Section 707.02 of the Codified Ordinances.
- e. Short term rentals shall obtain an Occupancy Permit from the City Building Department prior to renting the premises to demonstrate compliance with applicable state and local laws, including those pertaining to fire and building codes, and smoke-detecting and carbon monoxide-detecting equipment.

- f. Short term rentals shall not adversely affect the character of the surrounding neighborhood in a manner that disturbs the peace as specified in Section 509.08 of the Codified Ordinances.
- g. Short term rental premises shall be maintained in a manner that remains free of any Zoning Code, Building Code, or International Property Maintenance Code violations.

**1131.05 *Grounds for Denial of Permit.*** The City Planner or designee shall approve a Zoning Clearance Permit application or renewal for a short term rental in compliance with the Codified Ordinances unless any of the following apply:

- a. The applicant submits an incomplete application or renewal and/or fails to pay the required fee.
- b. The applicant makes a material misrepresentation of fact as determined by the City Planner or designee.
- d. The short term rental premises has pending Zoning Code, Building Code, International Property Maintenance Code, or other regulatory violations.
- e. The applicant or short term rental premises have a documented history of nuisance behavior or criminal activity that endangers neighborhood or public safety in violation of the Codified Ordinances or Chapter 3767 of the Ohio Revised Code.

**1131.06 *Revocation of Permit.*** In addition to the penalty provided in Section 1131.99, the City Planner or designee may revoke the Zoning Clearance Permit for a short term rental and prohibit the applicant and/or local host from operating any short term rental or reapplying for a Zoning Clearance Permit for a short term rental for a period of six (6) months for any of the following:

- a. Violating any of the requirements set forth in Section 1131.03 or Section 1131.04 of the Codified Ordinances.
- b. Failing to permit the City Planner or designee to inspect the premises to verify compliance with the provisions of this Chapter in accordance with Section 1155.06 of the Codified Ordinances.
- c. Failing to register with the City Income Tax Department or failing to pay the lodging tax and/or fees required by the Codified Ordinances or Ohio Revised Code.

**1131.07 *Appeal of Denial or Revocation.*** Any applicant whose short term rental Zoning Clearance Permit application or renewal has been denied or revoked by the City Planner or designee, may file an Appeal From an Administrative Official to the Board of Zoning Appeals in accordance with the provisions of Section 1157.07 of the Codified Ordinances.

**1131.99 *Penalty.*** Any person who violates the provisions of this Chapter shall be guilty of a misdemeanor of the fourth degree on the first offense and a misdemeanor of the second degree for each offense thereafter.

TEMPORARY ORDINANCE NO. 32-25

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 0.605 +/- ACRES IN PLEASANT TOWNSHIP AND TO DECLARE AN EMERGENCY

WHEREAS, on May 12, 2025, the City of Lancaster was served with Petitioner's Petition for Annexation of 0.605 +/- acres in Pleasant Township to the City; and

WHEREAS, City Council subsequently passed all necessary legislation to consent to and serve the annexed territory; and

WHEREAS, on June 10, 2025, the Fairfield County Board of County Commissioners unanimously passed Resolution 2025-06.10.b which granted the Petition to annex 0.605 +/- acres from Pleasant Township to the City of Lancaster; and

WHEREAS, the City wishes to finally accept this annexation; now, therefore,

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

SECTION 1. That the City of Lancaster hereby accepts the annexation of 0.605 +/- acres herein described in Exhibit "A."

SECTION 2. That the City Engineer is hereby authorized to change the municipal corporation limits of the City accordingly.

SECTION 3. That Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law.

SECTION 4. This ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City 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: \_\_\_\_\_

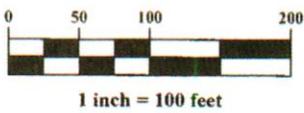
Second by: \_\_\_\_\_

Requested by Economic Development Committee

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

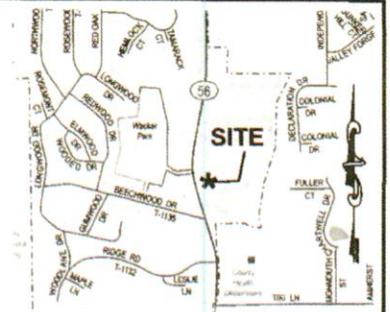
\_\_\_\_\_  
Clerk of Council

**GRAPHIC SCALE**



**0.605± ACRE  
ANNEXATION FROM THE  
TOWNSHIP OF PLEASANT  
TO THE CITY OF LANCASTER**

Section 29, Township 15  
Range 18, Congress Lands  
Township of Pleasant  
County of Fairfield, State of Ohio



Location Map - NTS

Jared C. Lister &  
Caitlin M. Lister  
I.N. 20250006221  
21.280 Ac.

P.N. 0270035920

City of Lancaster  
D.V. 438, Pg. 20  
P.N. 0270805000  
(0.57 Ac.)  
11.45 Ac. (Total)

P.N. 0270077500

Sheridan Drive  
Subdivision No. 2  
P.B. 7, Pg. 6  
P.N. 0270077400

Lot 19

Lot 18

**0.605± Ac. Tract**

Length of Contiguity: 650.6± feet  
Total Length of Perimeter: 650.6± feet  
Percentage of Contiguity: 100±%

No islands are created with this  
Annexation.

**Legend**



Area to be Annexed



Existing City of Lancaster Corp Line



Proposed City of Lancaster Corp Line

This exhibit is created from information  
obtained from the Fairfield County Auditor's  
Office and the Fairfield County Recorder's  
Office. This exhibit is not to be used for  
the transfer of land.

*Douglas R. Hock* 5/12/25  
Date:

Douglas R. Hock, P.S. 7661  
Advanced Civil Design, Inc  
781 Science Boulevard, Suite 100  
Gahanna, OH 43230  
Phone 614-428-7750

Job No.: 24-0013-335  
Date: 05/12/2025



City of Lancaster  
Corporation Line  
Res. No:  
2024-07.09.b  
Ord. No. 24-24  
Recorded in:  
I.N. 202400015886

**POB**  
0.605± Ac.

S87°54'53"E 150.6'±

118.8'±  
N2°01'55"E

Ewing Woods, LLC  
I.N. 202500006219  
P.N. 0270036000

0.605± Ac.  
Tract #1  
0.486 Ac.

N46°47'49"W  
124.0'±

Tract #2  
0.120 Ac.

City of Lancaster  
Corporation Line  
Res. No: 2024-01.30.a  
Ord. No. 15-24  
Recorded in:  
I.N. 202400006164

S2°06'53"W  
200.2'±

N88°01'27"W  
57.0'±

Ewing Woods, LLC  
I.N. 202500004657

Tract 3 - Parcel One (1)  
5.664 Ac.

P.N. 0534248500

Ewing Woods, LLC  
I.N. 202500004657

Tract 3 - Parcel Two (2)  
16.269 Ac.

P.N. 0534248400

Tract #1  
0.22 Ac.

Ariana Hayes  
I.N. 202100025179  
0.577 Ac.  
P.N. 0270035400

Tract #3  
0.18 Ac.

Mary L. Fox  
D.B. 397, Pg. 574  
D.B. 552, Pg. 195  
P.N. 0270035300

Tract #2  
0.020

Cindy S. and Rodney Asbury  
I.N. 202100022476  
0.734 Ac.  
P.N. 0270035100



**Proposed 0.605± Acre Annexation  
from Pleasant Township  
to the City of Lancaster**  
-1-

Situated in the State of Ohio, County of Fairfield, Township of Pleasant, being part of Section 29, Township 15, Range 18, Congress Lands and containing 0.605± acres of land, more or less, being all of that 0.486 acre tract of land described as Tract 1 and all of that 0.120 acre tract of land described as Tract 2 as conveyed to Ewing Woods, LLC of record in Instrument No. 202500006219, said 0.605± acres more particularly described as follows:

**Beginning** at the northeast corner of said Tract 2, also being a southeasterly corner of that 5.664 acre tract of land described as Tract 3, Parcel One (1) and conveyed to Ewing Woods, LLC of record in Instrument No. 202500004657, in the westerly line of that 16.269 acre tract of land described as Tract 3, Parcel Two (2) as conveyed to Ewing Woods, LLC of record in Instrument No. 202500004657, and being on an angle point of a City of Lancaster Corporation Line (Resolution No. 2024-01.30.a, Ordinance No. 15-24, and recorded in Instrument No. 202400006164) and City of Lancaster Corporation Line (Resolution No. 2024-07.09.b, Ordinance No. 24-24, and recorded in Instrument No. 202400015886);

Thence **S 02°06'53" W**, with the common line of said Tract 2 and said Tract 3, Parcel Two (2), and said existing westerly City of Lancaster Corporation Line (Ord. No. 15-24), **200.2± feet** to a common corner thereof, said corner also being in the northerly line of said Tract 3, Parcel One (1);

Thence with common lines of said Tract 2, Tract 1, said Tract 3, Parcel One (1) and along said existing City of Lancaster Corporation Line (Ord. No. 24-24), the following four (4) courses and distances:

- N 88°01'27" W, 57.0± feet to an angle point;
- N 46°47'49" W, 124.0± feet to an angle point;
- N 02°01'55" E, 118.8± feet to an angle point;
- S 87°54'53" E, 150.6± feet to the **Point of Beginning**, containing **0.605± acres**.

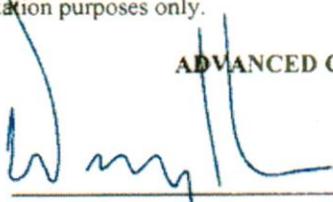
The above description was prepared by Advanced Civil Design Inc. on April 29, 2025 and is based on existing Fairfield County Auditor and Recorder records.

The total length of the annexation perimeter is 650.6± feet, of which 650.6± feet are contiguous with existing City of Lancaster Corporation lines, being 100±% contiguous.

All references used in this description can be found at the Fairfield Recorder's Office, Fairfield County, Ohio.

This is not to be used for the transfer of land and is for annexation purposes only.



ADVANCED CIVIL DESIGN, INC.  
  
5/2/25  
\_\_\_\_\_  
Douglas R. Hock, P.S. 7661 Date:

TEMPORARY ORDINANCE NO. 33-25

PERMANENT ORDINANCE NO. \_\_\_\_\_

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: \_\_\_\_\_ 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



Date Filed: 5.9.25 25 LANPP00003  
 Planning Commission Review Date: \_\_\_\_\_  
 Application Fee (\$150 + \$10/parcel): 1100  
 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 Sigafoos 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 Sigafoos 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 Sigafoos 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.

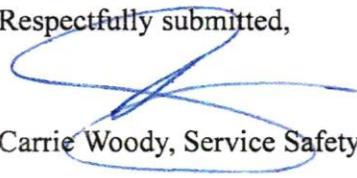
Jan Coccia asked what the nearest public access is, and Curt Shonk stated it would be Memorial Drive. The mall itself and other entities are responsible for other ingress and egress roads. He stated investment in the mall site would help improve conditions in the mall.

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

TEMPORARY ORDINANCE NO. 34-25

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO ACCEPT A PETITION FOR THE EXPEDITED TYPE 2 ANNEXATION OF 163.609 +/- ACRES IN GREENFIELD TOWNSHIP, TO CONSENT TO ANNEXATION, TO PROVIDE A BUFFER FOR INCOMPATIBLE LAND USE PURSUANT TO OHIO REVISED CODE 709.023(C), AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Ohio Revised Code (“ORC”) Sections 709.021 and 709.023, on July 10, 2025, the City of Lancaster was served with Petitioner’s Expedited Type 2 Petition for Annexation of 163.609 +/- acres from Greenfield Township to the City of Lancaster; and

WHEREAS, Petitioner and the City have negotiated a Pre-Annexation Agreement pursuant to Permanent Resolution 54-25 which authorizes the City to receive and approve zoning and other development plans, subject to final acceptance of the annexation; and

WHEREAS, the City wishes to accept the Petition for Annexation and consent to the annexation pursuant to ORC Section 709.023(D); and

WHEREAS, ORC 709.023(C) requires that the City adopt an ordinance that states “if the territory is annexed and becomes subject to zoning by the municipal corporation and that municipal zoning permits uses in the annexed territory that the municipal corporation determines are clearly incompatible with the uses permitted under current county or township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the legislative authority of the municipal corporation will require, in the zoning ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township”; and

WHEREAS, the City has yet to pass an ordinance to establish the zoning for newly annexed territory; now, therefore,

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

SECTION 1. That the City of Lancaster hereby accepts the Petition for Expedited Type 2 Annexation of 163.609 +/- acres herein described in Exhibit 1, and consents to the annexation thereof.

SECTION 2. That the City Law Director is hereby authorized to proceed with annexation proceedings on behalf of the City for the 163.609 +/- acres described in Exhibit 1, as an Expedited Type 2 annexation pursuant to ORC Sections 709.021 and 709.023.

SECTION 3. That if the 163.609 +/- acre territory is annexed and becomes subject to zoning by the City of Lancaster and the City’s zoning permits uses in the annexed territory that the City determines are clearly incompatible with the uses permitted under current township zoning regulations in the adjacent land remaining within the township from which the territory was annexed, the legislative authority of the City will require, in the zoning

ordinance permitting the incompatible uses, the owner of the annexed territory to provide a buffer separating the use of the annexed territory and the adjacent land remaining within the township.

SECTION 4. This ordinance is 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

TEMPORARY ORDINANCE NO. 35-25

PERMANENT ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND PERMANENT ORDINANCE 49-24, THE FAIRFIELD COUNTY MUNICIPAL COURT MANAGEMENT AND PROFESSIONAL PERSONNEL PAY ORDINANCE, AND TO DECLARE AN EMERGENCY

WHEREAS, Permanent Ordinance 49-24 established the benefits, titles, and compensation for Fairfield County Municipal Court management and professional personnel employed by the City of Lancaster, Ohio for the year 2025; and

WHEREAS, due to an upcoming retirement within the Probation Department and plans to redistribute non-grant related responsibilities amongst other positions, Court administration wishes to change the Director of Probation Services position to Grants Writer/Manager to better reflect the role and responsibilities of this position; now, therefore,

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

SECTION 1. That Permanent Ordinance 49-24 is hereby amended, to change the title of the Director of Probation Services position to Grants Writer/Manager.

SECTION 2. That this Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public peace, health and safety of the City, and for the further reason that this Ordinance is necessary to accurately reflect the role and responsibilities of the position prior to starting the hiring process; 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 Administrative Services 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