

LANCASTER CITY COUNCIL  
LANCASTER, OHIO

September 8, 2025

PRAYER  
PLEDGE OF ALLEGIANCE  
REGULAR MEETING CONVENES  
CALL TO ORDER  
ROLL CALL  
READING AND DISPOSING OF THE JOURNAL  
REPORTS OF CITY OFFICIALS  
COMMUNICATIONS  
SPECIAL PRESENTATION AND AWARDS  
PETITIONS AND MEMORIALS  
PERMISSION OF VOTERS AND TAXPAYERS TO ADDRESS COUNCIL  
REPORTS OF STANDING COMMITTEES  
REPORTS OF SPECIAL COMMITTEES  
PUBLIC HEARINGS  
READING OF RESOLUTIONS

**THIRD READING**

- Temp Res #67-25**      A RESOLUTION AUTHORIZING THE CITY ADMINISTRATION TO ACT ON BEHALF OF THE CITY OF LANCASTER AND ENTER INTO ANY AND ALL AGREEMENTS OR SETTLEMENTS NECESSARY TO PARTICIPATE IN NEW NATIONAL OPIOID SETTLEMENTS WITH ALVOGEN, INC., AMNEAL PHARMACEUTICALS INC., APOTEX INC., HIKMA PHARMACEUTICALS USA, INC., INDIVIOR INC., MYLAN PHARMACEUTICALS INC., SUN PHARMACEUTICAL INDUSTRIES, INC., AND ZYDUS PHARMACEUTICALS (USA), INC., AND TO DECLARE AN EMERGENCY  
**Law Committee (Crites/Bizjak) (3 Readings)**
- Temp Res #70-25**      A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN ENGINEERING AGREEMENT FOR UPDATING THE DIVISION OF WATER ASSET MANAGEMENT PLAN AS REQUIRED BY THE OHIO ENVIRONMENTAL PROTECTION AGENCY AND OHIO WATER DEVELOPMENT AUTHORITY  
**Water/Water Pollution Control Committee (Wing/Tener) (3 Readings)**
- Temp Res #71-25**      A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ADVERTISE A REQUEST FOR QUALIFICATIONS AND ISSUE A REQUEST FOR PROPOSALS FOR A DESIGN PROFESSIONAL FOR DESIGN AND CONSTRUCTION ADMINISTRATION OF THE ETY ROAD FIRE STATION PROJECT AND TO DECLARE AN EMERGENCY  
**Safety Committee (Bizjak/Sollie) (3 Readings)**

**SECOND READING**

- Temp Res #73-25** A RESOLUTION TO AMEND PERMANENT RESOLUTION 95-22 AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION OF THE NORTH WATER TREATMENT PLANT REPLACEMENT PROJECT  
**Water/Water Pollution Control Committee (Wing/Ailes) (3 Readings)**
- Temp Res #74-25** A RESOLUTION TO AUTHORIZE THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO ENVIRONMENTAL PROTECTION AGENCY WATER POLLUTION CONTROL LOAN FUND PROGRAM FOR THE PLANNING, DESIGN AND/OR CONSTRUCTION OF THE FREDERICK STREET SEWER SEPARATION PROJECT, TO EXECUTE CONTRACTS AND AGREEMENTS AS REQUIRED, AND TO DESIGNATE A DEDICATED REPAYMENT SOURCE FOR THE LOAN  
**Water/Water Pollution Control Committee (Wing/Tener) (3 Readings)**
- Temp Res #75-25** A RESOLUTION TO INCREASE RECEIPTS, APPROPRIATE FROM THE UNENCUMBERED BALANCE, AND AMEND THE CERTIFICATE OF OTHER SOURCES AND APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE SPECIAL IMPROVEMENT DISTRICT FUND (2020)  
**Finance Committee (Schoonover/Bitler) (3 Readings)**
- Temp Res #76-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AN AGREEMENT FOR ENGINEERING SERVICES FOR THE LAWRENCE STREET PUMP STATION REPLACEMENT PROJECT  
**Water/Water Pollution Control Committee (Wing/Ailes) (3 Readings)**
- Temp Res #77-25** A RESOLUTION TO AUTHORIZE THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO PUBLIC WORKS COMMISSION STATE CAPITAL IMPROVEMENT PROGRAM AND TO EXECUTE CONTRACTS AS REQUIRED  
**Water/Water Pollution Control Committee (Wing/Tener) (3 Readings)**

**FIRST READING**

- Temp Res #77-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION OF THE WEST MAIN STREET SEWER REPLACEMENT PROJECT AND TO DECLARE AN EMERGENCY  
**Water/Water Pollution Control Committee (Wing/Ailes) (1 Reading)**

## READING OF ORDINANCES

### THIRD READING

- Temp Ord #37-25** AN ORDINANCE TO ESTABLISH NEW PERMANENT RIGHT OF WAY ALONG A NEW CENTERLINE IN CONNECTION WITH THE ARBOR VALLEY DRIVE REHABILITATION PROJECT, TO VACATE THE EXISTING ARBOR VALLEY DRIVE RIGHT OF WAY ONCE THE NEW ARBOR VALLEY DRIVE RIGHT OF WAY IS DEDICATED, AND TO ACQUIRE A NEW EASEMENT FOR A WATER MAIN IN CONNECTION WITH THE NEW LANCASTER HIGH SCHOOL  
**Public Works Committee (Tener/Ailes) (3 Readings)**
- Temp Ord #38-25** AN ORDINANCE AMENDING PART FIVE – GENERAL OFFENSES CODE OF THE LANCASTER CODIFIED ORDINANCES AND ADOPTING CHAPTER 568 – CAMPING PROHIBITED  
**Law Committee (Crites/Bitler) (3 Readings)**

### SECOND READING

- Temp Ord #41-25** AN ORDINANCE TO AMEND TITLE THREE, CHAPTERS 915 AND 916, BY REPEALING AND REPLACING EXISTING SECTIONS 915.04(a), 915.05(a), AND 916.08(c) OF THE CODIFIED ORDINANCES OF THE CITY OF LANCASTER, OHIO, AND TO DECLARE AN EMERGENCY  
**WATER/WATER POLLUTION COMMITTEE (Wing/Ailes) (3 Readings)**
- Temp Ord #44-25** AN ORDINANCE TO AMEND LANCASTER CODIFIED ORDINANCE PART SEVEN – BUSINESS REGULATION CODE, CHAPTER 709 – CULTIVATION, PROCESSING OR DISPENSING OF MEDICAL MARIJUANA OR ADULT USE CANNABIS BY REPEALING AND REPLACING SECTION 709.05 – REVIEW AND REAPPROVAL OF ADULT USE CANNABIS MORATORIUM  
**Law Committee (Crites/Bitler) (3 Readings)**
- Temp Ord #45-25** AN ORDINANCE TO REPEAL AND REPLACE EXISTING PERMANENT ORDINANCE 21-24 SECTION A SETTING PUBLIC IMPROVEMENT INSPECTION FEES PURSUANT TO LANCASTER CODIFIED 1107.02(a) AND TO DECLARE AN EMERGENCY  
**Law Committee (Crites/Bizjak) (3 Readings)**

### FIRST READINGS

- Temp Ord #46-25** AN ORDINANCE TO ACCEPT THE ANNEXATION OF 163.434 +/- ACRES IN GREENFIELD TOWNSHIP AND TO DECLARE AN EMERGENCY  
**Economic Development (Hoop/Crites) (3 Readings)**
- Temp Ord #47-25** 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  
**Economic Development (Hoop/Wing) (3 Readings)**
- Temp Ord #48-25** AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACCEPT AN EASEMENT FOR ACCESS TO THE CLOSED COUNTY INFIRMARY CEMETERY ON PARCEL NO. 0533181110 AND TO DECLARE AN

**EMERGENCY****Public Works Committee (Tener/Crites) (2 Readings)****TABLED LEGISLATION**

- 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 #39-25** AN ORDINANCE TO GRANT TO SOUTH CENTRAL POWER COMPANY, ITS SUCCESSORS AND ASSIGNS, A FRANCHISE FOR THE RIGHT TO ACQUIRE, CONSTRUCT, MAINTAIN AND OPERATE IN THE STREETS, THOROUGHFARES, ALLEYS, BRIDGES AND PUBLIC PLACES OF THE CITY OF LANCASTER, OHIO AND ITS SUCCESSORS, LINES FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY TO THE CITY OF LANCASTER, AND THE INHABITANTS THEREOF FOR LIGHT, HEAT, POWER, AND OTHER PURPOSES, AND FOR THE TRANSMISSION OF THE SAME WITHIN, THROUGH, OR ACROSS SAID CITY OF LANCASTER AND TO DECLARE AN EMERGENCY  
**Law Committee (Bizjak/Schoonover) (3 Readings)**

**UNFINISHED BUSINESS****NEW BUSINESS**

Public Hearing Notice – September 22, 2025 - Zoning Map Amendment due to the annexation of 163.4434 +/- acres from Greenfield Township to the City of Lancaster.

Liquor Licenses – Brew Yak LLC – Brewsky’s Drive Thru  
Liquor Licenses – Rooster’s Lancasters Inc

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

1. September 22<sup>nd</sup>, 2025 at 6:30 p.m. – Council Chambers
2. October 6<sup>th</sup>, 2025 at 6:30 p.m. – Council Chambers

**SPECIAL SCHEDULED MEETINGS**

None

**REGULARLY SCHEDULED COMMITTEE MEETINGS**

1. Water / Water Pollution Control Service Committee – September 15<sup>th</sup> at 7:30 a.m. - City Hall 1897 Conference Room
2. Public Works Committee – September 19<sup>th</sup> at 7:30 a.m. – City Hall 1897 Conference Room
3. Finance Committee – September 22<sup>nd</sup> at 6:00 p.m. – Council Chambers

**READING OF BILLS**

MNCO - \$142.48 - for publication of ordinances

**EXECUTIVE SESSION (if needed)**

## ADJOURNMENT

TEMPORARY RESOLUTION NO. 78-25

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

A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT FOR CONSTRUCTION OF THE WEST MAIN STREET SEWER REPLACEMENT PROJECT AND TO DECLARE AN EMERGENCY

WHEREAS, construction is necessary to repair the West Main sanitary sewer from Slocum to Welsh Avenues; and

WHEREAS, these improvements must be made because a portion of the sewer has collapsed and created a sink hole on West Main Street; and

WHEREAS, an attempt to complete a spot repair on the line caused additional collapse of the line and a complete replacement is now required; and

WHEREAS, a proposal for the work in the amount of One Hundred Thousand Dollars (\$100,000.00) was obtained and funds are available in the existing Wastewater Utility Reserve Fund (6029) appropriation; and

WHEREAS, this work constitutes an emergency and is necessary to protect City infrastructure and the health, safety and welfare of residents and the traveling public; now, therefore,

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

SECTION 1. That the Service-Safety Director is authorized to waive competitive bidding and enter into a contract for the West Main Street Sewer Replacement Project in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00).

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 repairs must be made immediately in order to prevent further damage to City infrastructure and surrounding property; 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 Water/Water Pollution Control Committee

TEMPORARY ORDINANCE NO. 46-25

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

AN ORDINANCE TO ACCEPT THE ANNEXATION OF 163.434 +/- ACRES IN GREENFIELD TOWNSHIP AND TO DECLARE AN EMERGENCY

WHEREAS, on July 10, 2025, the City of Lancaster was served with Petitioner's Petition for Annexation of 163.434 +/- acres in Greenfield Township to the City; and

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

WHEREAS, on August 5, 2025, the Fairfield County Board of County Commissioners unanimously passed Resolution 2025-08.05.b which granted the Petition to annex 163.434 +/- acres from Greenfield 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 163.434 +/- 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



**PROPOSED ANNEXATION OF ±163.434 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



**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 ODOT 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 11498 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 (±163.434 Acres)

**OFFICES**

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

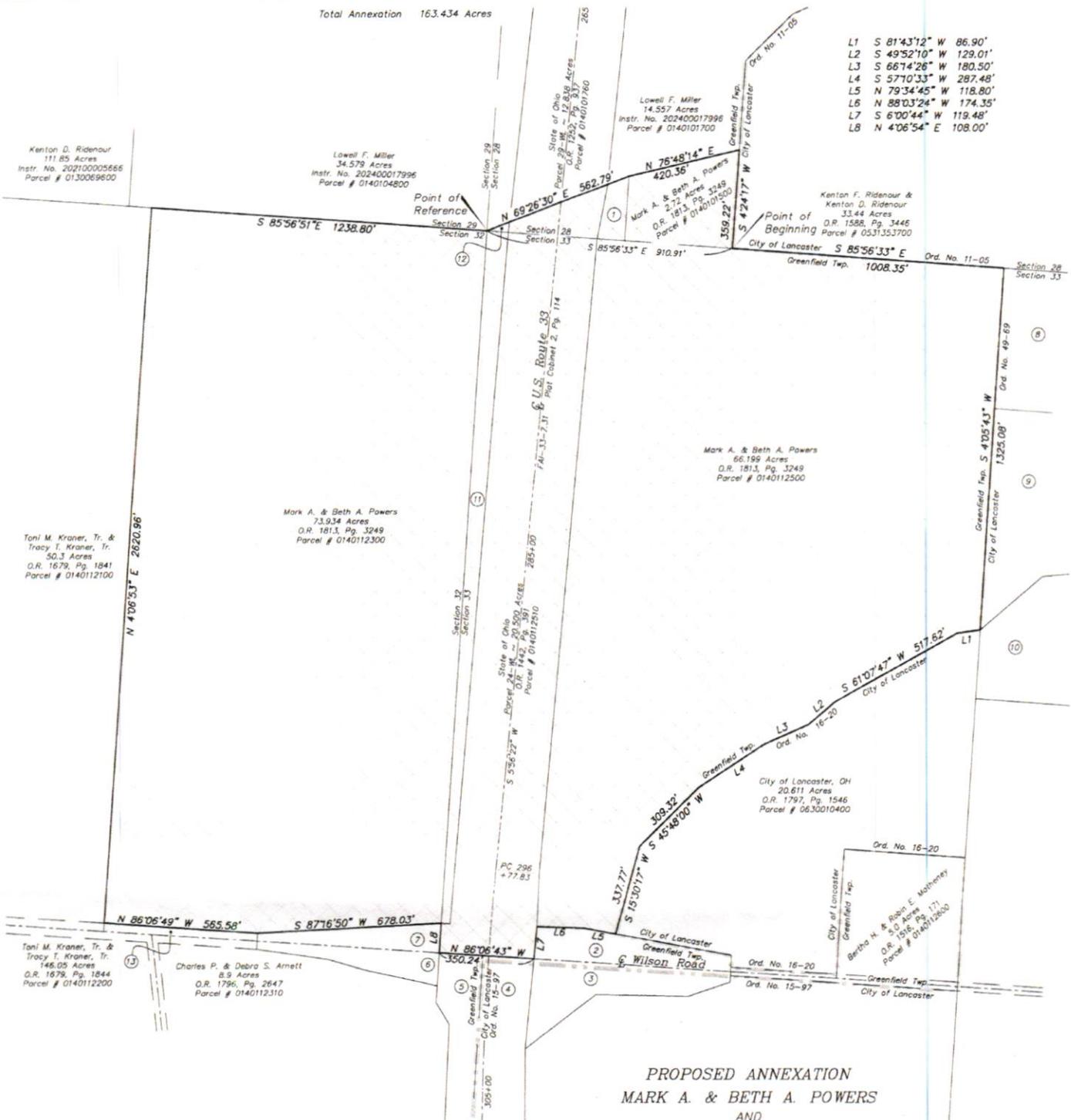
1495 Old Henderson Road  
Columbus, Ohio 43220  
614-459-6992

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

**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	73.545 Acres
0140112510	State of Ohio	O.R. 1442, Pg. 391	20.500 Acres	20.500 Acres
<b>Total Annexation</b>			<b>163.434 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. 202300002016	0140112520 (Parcel 24-WV 1.675 Acres)
3	City of Lancaster	Instr. No. 202300002017	0531344030 (Parcel 22-WV 2.390 Acres)
4	State of Ohio	O.R. 1321, Pg. 141	0531344020 (Parcel 22-M 13,744 Acres)
5	State of Ohio	O.R. 1224, Pg. 2039	0140112411 (Parcel 21-M 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 Part Authority	Instr. No. 202300001041	0531004100 (21.000 Acres)
9	Lancaster Part Authority	Instr. No. 200300001036	0531004004 (19.210 Acres)
10	Lancaster Part Authority	Instr. No. 202500003121	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)
13	Board of Fairfield County Commissioners	Case No. 2020 CV 324	0140112300 (proposed R/W 30' from C/L)



Lancaster Part Authority 5070-1667-Acre Act-A Survey Survey (Day) 5070 Annex-rec-2023-7/14/2025-10:29:01-AM-140112510-866W-1406

Annexation prepared by:  
*Kevin Beechy* 7/14/25  
Kevin Beechy Date  
Ohio Professional Surveyor No. 7891

**PROPOSED ANNEXATION**  
**MARK A. & BETH A. POWERS**  
AND  
STATE OF OHIO  
TO THE  
CITY OF LANCASTER, OHIO  
FROM  
GREENFIELD TWP. FAIRFIELD COUNTY ~ 163.434 ACRES

ANNEXATION FROM GREENFIELD TOWNSHIP  
TO THE CITY OF LANCASTER ~ 163.434 ACRES

Situated in the State of Ohio, County of Fairfield, Township of Greenfield, and containing 163.434 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 73.545 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 163.434 acre Annexation to the City of Lancaster 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  $85^{\circ}56'33''$  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 163.434 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  $85^{\circ}56'33''$  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  $4^{\circ}05'43''$  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  $81^{\circ}43'12''$  West, a distance of 86.90 feet to a point;
- 2) South  $61^{\circ}07'47''$  West, a distance of 517.62 feet to a point;
- 3) South  $49^{\circ}52'10''$  West, a distance of 129.01 feet to a point;
- 4) South  $66^{\circ}14'26''$  West, a distance of 180.50 feet to a point;
- 5) South  $57^{\circ}10'33''$  West, a distance of 287.48 feet to a point;
- 6) South  $45^{\circ}48'00''$  West, a distance of 309.32 feet to a point;
- 7) South  $15^{\circ}30'17''$  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  $79^{\circ}34'45''$  West, a distance of 118.80 feet to a point;
- 2) North  $88^{\circ}03'24''$  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  $6^{\circ}00'44''$  West, a distance of 119.48 feet to the southeasterly corner of said 20.500 acre State of Ohio Parcel 24-WL;
- 2) North  $86^{\circ}06'43''$  West, a distance of 350.24 feet to the southwesterly corner of said 20.500 acre

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 the northerly line of said 1.066 acre State of Ohio Parcel 24-WV, South 87°16'50" West, a distance of 678.03 feet to a point;

Thence with the northerly Right of Way line (per Case No. 2020 CV 324) of Wilson Road, North 86°06'49" West, a distance of 565.58 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 2620.96 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 163.434 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 11498 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 ~ 73.545 Acres  
0140112510 ~ 20.500 Acres  
Total 163.434 Acres



*Kevin Beechy* 7/14/25  
Kevin Beechy Date  
Ohio Professional Surveyor No. 7891

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.

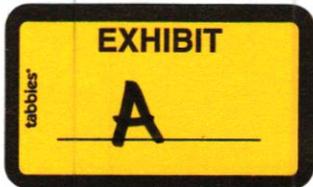
SECTION 3. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the Municipality and its inhabitants and for the further reason that this ordinance is necessary to further economic development within 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

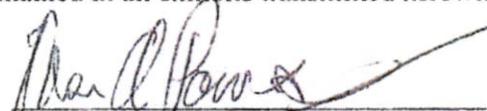
3. Petitioner's Attorney or Agent's Name, Address, Phone Number, and Email: \_\_\_\_\_

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"**

**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

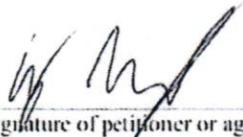
014-01042-00

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 24<sup>th</sup> 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

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

Comments

Assessed Fee Items

Fee items being paid by this payment

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

TEMPORARY ORDINANCE NO. 48-25

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

AN ORDINANCE TO AUTHORIZE THE MAYOR TO ACCEPT AN EASEMENT FOR ACCESS TO THE CLOSED COUNTY INFIRMARY CEMETERY ON PARCEL NO. 0533181110 AND TO DECLARE AN EMERGENCY

WHEREAS, the Lancaster Department of Transportation is responsible for mowing and taking care of all city cemetery properties; and

WHEREAS, Parcel 0533181110, which is a closed cemetery with no road frontage, is currently being accessed from Parcels 0533800510 and 0533181100 which belong to Mr. Adam Kimmell; and

WHEREAS, Mr. Kimmell has graciously offered to give the City an easement to access the County Infirmary Cemetery for mowing and care in perpetuity; now, therefore,

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

SECTION 1. That the Mayor is hereby authorized to accept an Access Easement for the City from the Grantor, to execute all documents necessary to complete said easement, and to pay any costs associated with the recording thereof.

SECTION 2. The Access Easement attached hereto as Exhibit A, is hereby approved and authorized with changes therein not inconsistent with this ordinance and not substantially adverse to the City. The Mayor, for and in the name of the City, is hereby authorized to execute this easement and any ancillary documents in this matter, provided further that the approval of changes thereto by the Mayor, their character not being substantially adverse to the City, shall be evidenced conclusively by the execution thereof. This Council further authorizes the Mayor, for and in the name of the City, to execute any amendments or changes to the final documents, which amendments are not inconsistent with this ordinance and not substantially adverse to the City.

SECTION 3. 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 for the Lancaster Department of Transportation to continue to access and maintain the closed cemetery owned by 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 Public Works 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



ACCESS EASEMENT  
FROM  
ADAM M. KIMMELL  
TO  
CITY OF LANCASTER, OHIO,  
AN OHIO MUNICIPAL CORPORATION

Know all men by these presents, that Adam M. Kimmell (hereinafter "Grantor"), whose tax mailing address is Ady Gaddis, 798 Lodge Dr, Indianapolis, IN 46231, does hereby grant to the City of Lancaster, Ohio (hereinafter referred to as "Grantee"), a municipal corporation with offices located at 104 East Main Street, Lancaster, Ohio, a perpetual and nonexclusive Access Easement (hereinafter "Easement") on, over, and across portions of Parcels 0533800510 and Parcel 0533181100 (both parcels hereinafter referred to together as "Property") as described in the attached Exhibits A (Legal Description) and B (Plat), copies of which are attached hereto and incorporated herein, for the purpose of ingress and egress to the County Infirmity Cemetery (hereinafter "Cemetery") on Parcel 0533181110 to maintain, mow, prune, trim, treat, clean, clear, and otherwise take appropriate measures to care for the land, trees, and any monuments or structures within the Cemetery.

The rights conveyed to Grantee by the terms of this Easement are the full and complete use of the Property, including all paved areas and unpaved areas, for vehicular access by Grantee, its employees, permitted assignees, agents, and/or contractors needing ingress or egress through the Property insofar as necessary to access the Cemetery for the purposes of maintaining, mowing, pruning, trimming, treating, cleaning, clearing, and otherwise caring for the land, trees, and any monuments or structures within the Cemetery. Pursuant to this Easement, vehicular access includes use by cars, trucks, and/or any equipment/machinery necessary to perform the work described above within the Cemetery. Nothing herein shall limit or condition the Grantor's right to use the Property so long as it does not unreasonably interfere with the Grantee's use of the Easement for ingress and egress to the Cemetery for the purposes stated above.

If, while exercising the rights conveyed by this Easement, the Grantee causes damage to the Property, Grantee shall repair and restore the Property, to the extent its operations caused the damage, with the exception of trees felled or vegetation removed for necessary access, to an equal or better condition than the condition it was in prior to the access. If Grantor is aware of damage caused to the Property by the Grantee, Grantor shall notify the Grantee in writing via certified mail, return receipt requested, to the address set forth in the first paragraph of this Easement, or to such address as the Grantee may designate from time to time by giving written notice to the Grantor. If Grantee shall fail to repair the damage as set forth above, and if such damage shall continue for more than sixty (60) days after Grantor gives notice thereof to Grantee, then the Grantor shall have the right to perform such repairs, and the Grantee shall reimburse Grantor for the reasonable costs incurred as the result thereof within thirty (30) days following receipt of invoice.

Grantor hereby warrants that Grantor has full power and authority to grant this Easement and has a good and indefeasible fee simple title to the above described Easement premises, free and clear of all liens and encumbrances, except those of record which do not unreasonably interfere with the uses herein described, and agrees to forever defend the above described Easements and rights unto Grantee, or the Grantee's successors and assigns, against every person or entity lawfully claiming or to claim the Easement property or any part of it, except as noted above.

This Easement shall be binding on, and shall inure to the benefit of, the successors and assigns of the parties hereto. Where the term Grantor or Grantee is used herein, the term shall be deemed to include the successors and assigns of that party.

The terms and conditions of this Easement shall constitute a covenant running with the land, subject to any and all matters of record which affect title to the Property.

This Easement constitutes the entire agreement between the parties with respect to the subject matter hereof and the parties do not rely upon any statement, promise, or representation not contained herein. This Easement may be amended only by an instrument in writing signed by the parties hereto. This Easement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument. This Easement is governed by the laws of the State of Ohio and any litigation related to or in connection with this Easement shall be brought only in either the Municipal or Common Pleas Courts located in Fairfield County, Ohio and in no other state or federal court.

Grantor claims title by instrument of record in deed volume 1815, page 3790, of the records of the office of the Fairfield County Recorder.

With intent to be legally bound, the parties have entered into this agreement this

\_\_\_\_\_ day of \_\_\_\_\_, 2025.

Grantor:

\_\_\_\_\_  
Adam M. Kimmell, Property Owner

State of Ohio  
Fairfield County SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Adam M. Kimmell, who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
(Name)  
Notary Public, State of Ohio  
My commission expires \_\_\_\_\_

Grantee:

City of Lancaster, Ohio  
An Ohio Municipal Corporation

\_\_\_\_\_  
Don McDaniel, Mayor

State of Ohio  
Fairfield County SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Don McDaniel, who acknowledged that he did sign the foregoing instrument on behalf of the City of Lancaster and that the same is his, and the City's, free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Shannon Seesholtz  
Notary Public, State of Ohio  
My commission expires \_\_\_\_\_

*This instrument prepared by:* Stephanie L. Hall (0082045), Law Director & City Prosecutor, City of Lancaster, Ohio; Address: 136 W. Main Street, P.O. Box 1008, Lancaster, Ohio 43130; Phone: (740) 687-6616 x 3016; Email: slhall@lancasterohio.gov