

LANCASTER CITY COUNCIL
LANCASTER, OHIO

January 12, 2026

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 #105-25** A RESOLUTION TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AGREEMENTS WITH THE FAIRFIELD COUNTY BOARD OF COMMISSIONERS, WITH VARIOUS CONSULTANTS AS NEEDED, AND TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR CONSTRUCTION OF THE PROJECT KNOWN AS THE WHILEY ROAD RECONSTRUCTION PROJECT
Public Works Committee (TBD) (3 Readings)
- Temp Res #106-25** A RESOLUTION OF CONSENT FOR PRELIMINARY LEGISLATION AND TO AUTHORIZE THE SERVICE-SAFETY DIRECTOR TO ENTER INTO AGREEMENTS AS NECESSARY TO COMPLETE THE PROJECTS KNOWN AS FAI US 22/SR 37/158 VAR, PID 98022 AND D05 FY2027 BRIDGE REHAB WEST, PID 124808
Public Works Committee (TBD) (3 Readings)

SECOND READING

None

FIRST READING

- Temp Res #1-26** A RESOLUTION AUTHORIZING THE LANCASTER POLICE DEPARTMENT TO APPLY FOR THE 2026-2027 DRUG USE PREVENTION GRANT
Safety Committee (TBD) (3 Reading)

- Temp Res #2-26** A RESOLUTION AUTHORIZING CITY DEPARTMENTS TO DISPOSE OF CITY PROPERTY NO LONGER NEEDED VIA INTERNET AUCTION IN 2026 AND DECLARING AN EMERGENCY
Administrative Services Committee (TBD) (3 Readings)
- Temp Res #3-26** A RESOLUTION AUTHORIZING THE CITY OF LANCASTER TO JOIN THE COOPERATIVE COUNCIL OF GOVERNMENTS AND PARTICIPATE IN THE EQUALIS GROUP COOPERATIVE PURCHASING PROGRAM
Administrative Services Committee (TBD) (3 Readings)
- Temp Res #4-26** A RESOLUTION AUTHORIZING THE CITY OF LANCASTER TO PARTICIPATE IN THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM
Administrative Services Committee (TBD) (3 Readings)
- Temp Res #5-26** A RESOLUTION AUTHORIZING THE CITY OF LANCASTER TO PARTICIPATE IN THE MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT ADMINISTERED BY OMNIA PARTNERS, PUBLIC SECTOR
Administrative Services Committee (TBD) (3 Readings)
- Temp Res #6-26** A RESOLUTION AUTHORIZING THE CITY OF LANCASTER TO PARTICIPATE IN THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM
Administrative Services Committee (TBD) (3 Readings)
- Temp Res #7-26** A RESOLUTION AUTHORIZING THE CITY LAW DIRECTOR'S OFFICE TO APPLY FOR THE VIOLENCE AGAINST WOMEN ACT GRANT
Law Committee (TBD) (3 Readings)
- Temp Res #8-26** A RESOLUTION AUTHORIZING THEN AND NOW CERTIFICATES FOR THE PAYMENT OF BILLS FOR NOVEMBER AND DECEMBER 2025 IN THE ENVIRONMENTAL ENGINEERING FUND (7030)
Water/Water Pollution Control (TBD) (2 Readings)
- Temp Res #9-26** A RESOLUTION TO SET A 2026 REVENUE AND EXPENSE BUDGET IN THE WATER CONSTRUCTION FUND (6026), WATER UTILITY RESERVE FUND (6027), WASTEWATER UTILITY RESERVE FUND (6029), AND WASTEWATER CONSTRUCTION FUND (6030), AMEND THE CERTIFICATES WITH THE COUNTY AUDITOR, AND AUTHORIZE THEN AND NOW CERTIFICATES FOR PAYMENTS OF BILLS
Water/Water Pollution Control (TBD) (2 Readings)
- Temp Res #10-26** A RESOLUTION TO SET A 2026 REVENUE AND EXPENSE BUDGET IN THE STORMWATER UTILITY RESERVE FUND (6019), AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR, AND AUTHORIZE THEN AND NOW CERTIFICATES FOR PAYMENT OF BILLS
Water/Water Pollution Control (TBD) (2 Readings)

READING OF ORDINANCES**THIRD READING**

None

SECOND READING

None

FIRST READING

Temp Ord #1-26 AN ORDINANCE TO AMEND THE CITY OF LANCASTER ZONING MAP TO CHANGE THE ZONING OF 0.49 +/- ACRES IDENTIFIED AS FAIRFIELD COUNTY AUDITOR TAX PARCEL NUMBER 0535005900 FROM MOBILE HOME COMMUNITY DISTRICT TO COMMERCIAL GENERAL DISTRICT
Code Enforcement & Zoning Committee (TBD) (3 Readings)

TABLED LEGISLATION

None

UNFINISHED BUSINESS**NEW BUSINESS**

Public Hearing regarding Temp Ord #1-26 on 2/9/2026.

Liquor Licenses

Transfers

Jay Mahant Guru LLC from KDA Lancaster LLC

641 One Stop Carryout LLC from C L Shoe LLC

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

1. January 26th, 2026, at 6:30 p.m. – Council Chambers
2. February 9th, 2026, at 6:30 p.m. – Council Chambers

SPECIAL SCHEDULED MEETINGS

None

REGULARLY SCHEDULED COMMITTEE MEETINGS

None

READING OF BILLS

MNCO - \$153.01 - for publication of ordinances PO 72-25, PO 73-25, PO 74-25, PO 75-25

MNCO - \$56.09 – for public hearing notice for Temp Ord #1-26 on 2/9/2026

ProForma - Invoice to be received – for legislation books

EXECUTIVE SESSION (if needed)**ADJOURNMENT**

TEMPORARY RESOLUTION NO. 1-26

PERMANENT RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE LANCASTER POLICE DEPARTMENT TO APPLY FOR THE 2026-2027 DRUG USE PREVENTION GRANT

WHEREAS, the City of Lancaster Police Department would benefit from the award of the 2026-2027 Drug Use Prevention Grant; now, therefore,

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

SECTION 1. That the Lancaster Police Department is hereby authorized to apply for the 2025-2026 Drug Use Prevention Grant. Further, Lt. Charles L. Sims is authorized to act on behalf of the City of Lancaster in applying for this grant and the Service-Safety Director is authorized to sign all documents as necessary to procure these grant funds.

SECTION 2. 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: _____

Clerk: _____

Offered by: _____

Second by: _____

Requested by Safety Committee

President of Council

Mayor

TEMPORARY RESOLUTION NO. 2-26

PERMANENT RESOLUTION NO. _____

A RESOLUTION AUTHORIZING CITY DEPARTMENTS TO DISPOSE OF CITY PROPERTY NO LONGER NEEDED VIA INTERNET AUCTION IN 2026 AND DECLARING AN EMERGENCY

WHEREAS, Ohio Revised Code 721.15(D) authorizes sales by internet auction for all municipal personal property, vehicles, equipment, tools, and supplies that are obsolete, unfit, or no longer needed if City Council passes an annual resolution authorizing internet sales; now, therefore,

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

SECTION 1. **Internet Auction Sales:**

- a. City Council authorizes the sale of any obsolete, unfit, or used personal property, vehicles, equipment, tools, and supplies by internet sales as approved by the Service-Safety Director or elected official responsible for such property.
- b. Conditions of internet sales:
 1. Listing period: 15-45 days as determined by the Service-Safety Director; and
 2. Conducted by: Auction shall be conducted by City itself or through the assistance of third-party vendors as determined by City Administration; and
 3. Terms of Sale: Minimum price shall be established by agreement of the Service-Safety Director and third-party vendor. Payment shall be by Cashier's check, or other method agreed upon by the Service-Safety Director and third-party vendor; and
 4. Delivery: Pickup or delivery as agreed upon by the Service-Safety Director and third-party vendor.

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 needs to be enacted for City departments to dispose of unneeded materials, supplies, vehicles, and equipment as soon as possible; 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 Administrative Services

TEMPORARY RESOLUTION NO. 3-26

PERMANENT RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY OF LANCASTER TO JOIN THE COOPERATIVE COUNCIL OF GOVERNMENTS AND PARTICIPATE IN THE EQUALIS GROUP COOPERATIVE PURCHASING PROGRAM

WHEREAS, Ohio Revised Code Chapter 167 authorizes local governments, including municipal corporations, to join together as regional councils of government, which are political subdivisions, for the purpose of promoting cooperative purchasing agreements and contracts; and

WHEREAS, Ohio Revised Code § 9.48(B)(2) further authorizes political subdivisions to participate in cooperative purchasing programs operated by or through a national or state association of political subdivisions in which the purchasing political subdivision is eligible for membership; and

WHEREAS, the Cooperative Council of Governments (“CCOG”) is an Ohio regional council of governments that provides publicly procured, competitively solicited cooperative purchasing contracts for supplies, services, equipment, and certain other materials through its partnership with Equalis Group; and

WHEREAS, by joining CCOG, the City will have access to all of the contracts and solicitations that Equalis Group maintains that leverage the nationwide, aggregate buying power of its members; and

WHEREAS, membership is free and there is no obligation to purchase through these contracts as a member; now, therefore,

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

SECTION 1. That the Mayor and/or his designee is hereby authorized in the name of the City of Lancaster, Ohio, to join the Cooperative Council of Governments and participate in cooperative purchasing contracts that Equalis Group maintains for the purchase of supplies, services, equipment, and certain other materials pursuant to ORC § 9.48(B)(2) by executing all agreements as necessary.

SECTION 2. That the Mayor and/or his designee is hereby authorized to agree in the name of the City of Lancaster, Ohio, to be bound by all contract terms and conditions as CCOG and Equalis Group prescribe.

SECTION 3. That the Mayor and/or his designee is hereby authorized to agree in the name of the City of Lancaster, Ohio, to directly pay suppliers as necessary, under each Equalis Group contract in which it participates for supplies, services, equipment, and certain other materials, and the Mayor and/or his designee does hereby agree to directly pay the vendor.

SECTION 4. 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 Administrative Services

TEMPORARY RESOLUTION NO. 4-26

PERMANENT RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY OF LANCASTER TO PARTICIPATE
IN THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM

WHEREAS, Ohio Revised Code § 9.48(B)(2) allows municipal corporations as political subdivisions to participate in joint purchasing programs operated by or through national or state associations of political subdivisions; and

WHEREAS, Sourcewell is a political subdivision and governmental unit of the state of Minnesota which serves as a municipal contracting agency for governmental and educational entities by providing a national joint purchasing program to its members through joint powers agreements that leverage the aggregate buying power of its members nationwide;

WHEREAS, membership is free and there is no obligation to purchase through these contracts as a member; now, therefore,

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

SECTION 1. That the Mayor and his designee are hereby authorized in the name of the City of Lancaster, Ohio, to participate in national joint purchasing program contracts which Sourcewell has entered into for the purchase of supplies, services, equipment and certain other materials pursuant to ORC Section 9.48(B)(2) by executing a Sourcewell Agreement and/or Participating Membership Agreement.

SECTION 2. That the Mayor and his designee are hereby authorized to agree in the name of the City of Lancaster, Ohio, to be bound by all contract terms and conditions as Sourcewell prescribes.

SECTION 3. That the Mayor and his designee are hereby authorized to agree in the name of the City of Lancaster, Ohio, to directly pay the vendor, under each Sourcewell contract in which it participates for items it receives pursuant to the contract, and the Mayor and his designee do hereby agree to directly pay the vendor.

SECTION 4. 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 Administrative Services

TEMPORARY RESOLUTION NO. 5-26

PERMANENT RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY OF LANCASTER TO PARTICIPATE IN THE MASTER INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT ADMINISTERED BY OMNIA PARTNERS PUBLIC SECTOR

WHEREAS, Ohio Revised Code § 9.48(B)(2) allows municipal corporations as political subdivisions to participate in cooperative purchasing programs operated by or through national or state associations of political subdivisions; and

WHEREAS, the Master Intergovernmental Cooperative Purchasing Agreement (“MICPA”) is a joint powers agreement that leverages the aggregate buying power of its members, including political subdivisions and other governmental entities nationwide; and

WHEREAS, the MICPA is administered by the National Intergovernmental Purchasing Alliance Company DBA OMNIA Partners, Public Sector to provide national cooperative contract purchasing services;

WHEREAS, membership is free and there is no obligation to purchase through these contracts as members; now, therefore,

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

SECTION 1. That the Mayor and his designee are hereby authorized to agree in the name of the City of Lancaster, Ohio, to participate in national cooperative purchasing contracts which the MICPA/OMNIA Partners, Public Sector has entered into for the purchase of supplies, services, equipment, and certain other materials pursuant to Ohio Revised Code § 9.48(B)(2) by executing a MICPA Agreement and/or Participating Membership Agreement.

SECTION 2. That the Mayor and his designee are hereby authorized to agree in the name of the City of Lancaster, Ohio, to be bound by all contract terms and conditions as the MICPA/OMNIA Partners, Public Sector prescribes.

SECTION 3. That the Mayor and his designee are hereby authorized to agree in the name of City of Lancaster, Ohio, to directly pay the vendor, under each MICPA/OMNIA Partners, Public Sector contract in which it participates for items it receives pursuant to the contract, and the Mayor and his designee do hereby agree to directly pay the vendor.

SECTION 4. 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 Administrative Services

TEMPORARY RESOLUTION NO. 6-26

PERMANENT RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY OF LANCASTER TO PARTICIPATE
IN THE STATE OF OHIO COOPERATIVE PURCHASING PROGRAM

WHEREAS, the City of Lancaster is a municipal corporation and political subdivision of the State of Ohio; and

WHEREAS, Ohio's Cooperative Purchasing Act, codified in Ohio Revised Code § 125.04, provides the opportunity for Ohio political subdivisions to participate in contracts negotiated by the State of Ohio Department of Administrative Services Cooperative Purchasing Program for the purchase of supplies, services, equipment, and certain other materials; now, therefore,

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

SECTION 1. That the Mayor and his designee are hereby authorized in the name of the City of Lancaster, Ohio, to participate in state contracts which the Department of Administrative Services Cooperative Purchasing Program have negotiated for the purchase of supplies, services, equipment, and certain other materials pursuant to Ohio Revised Code § 125.04.

SECTION 2. That the Mayor and his designee are hereby authorized to agree in the name of the City of Lancaster, Ohio, to be bound by all contract terms and conditions as the Department of Administrative Services Cooperative Purchasing Program prescribes. Such terms and conditions may include a reasonable annual membership fee to cover the administrative costs which the Department of Administrative Services incurs as a result of contract participation by the City of Lancaster, Ohio. Further, that the Mayor and his designee do hereby agree to be bound by all such terms and conditions and to not cause or assist in any way the misuse of such contracts or make contract disclosures to non-members for the purpose of avoiding the requirements established by Ohio Revised Code § 125.04.

SECTION 3. That the Mayor and his designee are hereby authorized to agree in the name of the City of Lancaster, Ohio, to directly pay the vendor, under each state contract in which it participates for items it receives pursuant to the contract, and the Mayor and his designee do hereby agree to directly pay the vendor.

SECTION 4. 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 Administrative Services

TEMPORARY RESOLUTION NO. 7-26

PERMANENT RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY LAW DIRECTOR'S OFFICE TO APPLY FOR THE VIOLENCE AGAINST WOMEN ACT GRANT

WHEREAS, the solicitation release date for federal Violence Against Women Act ("VAWA") grant funding and the deadline for filing the grant application varies; and

WHEREAS, the maximum award amount for this reimbursement grant is Sixty Thousand Dollars (\$60,000.00), which the Law Director applies for annually and budgets to offset the salary and benefits of one Assistant Prosecutor in the Law Director's Family and Dating Violence Unit; and

WHEREAS, the City of Lancaster should be notified in December 2026 if grant funds are awarded and if awarded, the project start date on this grant would be January 1, 2027; now, therefore,

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

SECTION 1. That the City Law Director is hereby authorized to apply for the VAWA Grant on behalf of the City of Lancaster. Further, the Law Director and Mayor are authorized to sign all documents as necessary to procure these grant funds.

SECTION 2. That the City of Lancaster is responsible for the grant match (normally 25%) pursuant to the terms and conditions of the VAWA grant for which the Law Director will budget accordingly.

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 Law Committee

TEMPORARY RESOLUTION NO. 8-26

PERMANENT RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THEN AND NOW CERTIFICATES FOR THE PAYMENT OF BILLS FOR NOVEMBER AND DECEMBER 2025 IN THE ENVIRONMENTAL ENGINEERING FUND (7030)

WHEREAS, the Environmental Engineering Department has hired Bricker Graydon to update its standard public improvement construction documents to reflect changes in the Ohio Revised Code; and

WHEREAS, a bill for November services was received after the Auditor closed the 2025 books and a bill for December services is expected by the end of January 2026; and

WHEREAS, a Then and Now Certificate is required for the payment of both invoices; now, therefore,

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

SECTION 1. That Lancaster City Council hereby approves Then and Now Certificates to pay Bricker Graydon invoices for November and December 2025 services.

SECTION 2. 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 Water/Water Pollution Control

TEMPORARY RESOLUTION NO. 9-26

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO SET A 2026 REVENUE AND EXPENSE BUDGET IN THE WATER CONSTRUCTION FUND (6026), WATER UTILITY RESERVE FUND (6027), WASTEWATER UTILITY RESERVE FUND (6029), AND WASTEWATER CONSTRUCTION FUND (6030), AMEND THE CERTIFICATES WITH THE COUNTY AUDITOR, AND AUTHORIZE THEN AND NOW CERTIFICATES FOR PAYMENTS OF BILLS

WHEREAS, unspent balances within the Water Construction Fund (6026), Water Utility Reserve Fund (6027), Wastewater Utility Reserve Fund (6029) and Wastewater Construction Fund (6030) need to be reappropriated; and

WHEREAS, a 2025 revenue budget needs to be established; now, therefore,

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

SECTION 1. That the City of Lancaster Auditor amend the Certificate of Other Sources with the County Auditor in the following Improvement Funds:

6027	Water Utility Reserve Fund	\$ 7,456,469.13
6029	Wastewater Utility Reserve Fund	<u>\$25,670,808.01</u>
TOTAL		\$33,127,277.14

SECTION 2. That the City of Lancaster Auditor increase receipts in the following revenue accounts in the Water Utility Reserve Fund (6027) and Wastewater Utility Reserve Fund (6029):

6027.0000.43024	OWDA Reimb-Water Utility Reserve	\$ 3,473,072.59
6027.0000.49075	Deposits from Water Revenue Fund	<u>\$ 3,983,396.54</u>
TOTAL		\$ 7,456,469.13
6029.0000.49073	Transfer from Wastewater Fund	\$ 9,350,199.00
6029.0940.43024	OWDA Reimb-Upper Hocking	<u>\$16,320,609.01</u>
TOTAL		\$25,670,808.01

SECTION 3. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor in the following Improvement Funds:

6026	Water Construction Fund	\$ 3,876.45
6027	Water Utility Reserve Fund	\$ 8,206,839.57
6029	Wastewater Utility Reserve Fund	\$29,156,170.00
6030	Wastewater Construction Fund	<u>\$ 24,124.04</u>
TOTAL		\$37,391,010.06

SECTION 4. That the City Auditor appropriate from the unencumbered balance in the following expense accounts in the Water Construction Fund (6026), Water Utility Reserve Fund (6027), Wastewater Utility Reserve Fund (6029), and Wastewater Construction Fund (6030):

Water Construction Fund

6026.0740.56003	Water Storage Tank Renovations	\$ 746.25
6026.0920.56090	Wellhead Protection	\$ 0.00
6026.6750.59019	Interest/Transfer	\$ 3,130.20

TOTAL \$ 3,876.45

Water Utility Reserve Fund

6027.0070.56023	Rock Mill Corporate Park American Recovery Plan	\$ 0.00
6027.0070.56090	Rock Mill Corporate Park	\$ 21,039.76
6027.0360.55007	OWDA Direct Payments	\$ 3,119,935.35
6027.0360.56003	Miller Park/Waterworks Hill	\$ 1,985,575.64
6027.0360.56023	Miller Park American Recovery Plan	\$ 0.00
6027.0370.56023	Transmission Lines American Recovery Plan	\$ 43,446.61
6027.0720.56003	South Water Plant	\$ 2,138,580.64
6027.0720.56023	South Water Plant American Recovery Plan	\$ 759,951.19
6027.6500.55000	Note Principal	\$ 0.00
6027.6500.55001	Note Interest	\$ 0.00
6027.6500.55005	Bond Service - Water	\$ 1,753.07
6027.6500.55006	Bond Reserve - Water	\$ 0.00
6027.6500.55007	OWDA - Water	\$ 8,857.34
6027.6500.59019	Interest/Transfer	\$ 127,699.97
6027.6500.59024	Transfer to Revenue	\$ 0.00
6027.6500.59026	Transfer to Repair & Replacement	\$ 0.00
6027.6500.59099	Contingency	\$ 0.00

TOTAL \$ 8,206,839.57

Wastewater Utility Reserve Fund

6029.0010.56004	Pump Stations	\$ 100,174.96
6029.0060.56004	Miller Park Sewers	\$ 8,168.58
6029.0100.56004	Lake Allen Improvement Project	\$ 0.00
6029.0450.56004	CSO Projects	\$ 985,858.86
6029.0910.56004	South Broad Street	\$ 0.00
6029.0920.56004	Lawrence St WPCF	\$ 1,959,158.43
6029.0930.56004	Commerce St Sanitary Sewer	\$ 0.00
6029.0940.56004	Upper Hocking WWTP	\$ 2,177,114.61
6029.0940.56021	OWDA Reimbursement	\$14,622,161.92
6029.6750.52095	Transfer to Revenue Fund	\$ 0.00
6029.6750.55000	Note Principal	\$ 0.00
6029.6750.55001	Note Interest	\$ 0.00
6029.6750.55005	Bond Service	\$ 725.21

TOTAL \$ 8,206,839.57

Wastewater Utility Reserve Fund

6029.0010.56004	Pump Stations	\$ 100,174.96
6029.0060.56004	Miller Park Sewers	\$ 8,168.58
6029.0100.56004	Lake Allen Improvement Project	\$ 0.00
6029.0450.56004	CSO Projects	\$ 985,858.86
6029.0910.56004	South Broad Street	\$ 0.00
6029.0920.56004	Lawrence St WPCF	\$ 1,959,158.43
6029.0930.56004	Commerce St Sanitary Sewer	\$ 0.00
6029.0940.56004	Upper Hocking WWTP	\$ 2,177,114.61
6029.0940.56021	OWDA Reimbursement	\$14,622,161.92
6029.6750.52095	Transfer to Revenue Fund	\$ 0.00
6029.6750.55000	Note Principal	\$ 0.00
6029.6750.55001	Note Interest	\$ 0.00
6029.6750.55005	Bond Service	\$ 725.21
6029.6750.55006	Bond Reserve	\$ 0.00
6029.6750.55007	OWDA	\$ 7,358,000.00
6029.6750.59025	Interest/Transfer	\$ 1,055,928.90
6029.6750.59025	Transfer to Revenue Fund	\$ 888,878.53

TOTAL \$29,156,170.00

Wastewater Construction Fund

6030.0940.56000	Upper Hocking WWTP	\$ 11,882.86
6030.6750.59019	Interest/Transfer	\$ 12,241.18

TOTAL \$ 24,124.04

SECTION 5. That Lancaster City Council issue Then and Now Certificates for purchase orders previously encumbered in the 6026, 6027, 6029, and 6030 Fund Accounts for 2025 and which are now re-appropriated in the aforementioned Funds.

SECTION 6. 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 Water/Water Pollution Control

TEMPORARY RESOLUTION NO. 10-26

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO SET A 2026 REVENUE AND EXPENSE BUDGET IN THE STORMWATER UTILITY RESERVE FUND (6019), AMEND THE CERTIFICATE WITH THE COUNTY AUDITOR, AND AUTHORIZE THEN AND NOW CERTIFICATES FOR PAYMENT OF BILLS

WHEREAS, unspent balances within the Stormwater Utility Reserve Fund (6019) need to be reappropriated; and

WHEREAS, a 2026 revenue budget needs to be established; now, therefore,

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

SECTION 1. That the City of Lancaster Auditor amend the Certificate of Other Sources with the County Auditor in the Improvement Fund 6019 Stormwater Utility Reserve in the amount of Two Million Four Hundred Twelve Thousand Six Hundred Thirty-One Dollars and Thirty-Six Cents (\$2,412,631.36).

SECTION 2. That the City of Lancaster Auditor increase receipts in the Improvement Fund 6019 Stormwater Utility Reserve in the amount of Two Million Four Hundred Twelve Thousand Six Hundred Thirty-One Dollars and Thirty-Six Cents (\$2,412,631.36) as follows:

6019.0020.43001	Street Throughfare Plan	\$ 390,000.00
6019.0040.43001	Storm Sewers	\$ 125,000.00
6019.0450.43001	CSO Project Improvements	\$1,131,274.82
6019.0450.43024	OWDA Reimbursement Stormwater	\$ 766,356.54
TOTAL		\$2,412,631.36

SECTION 3. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor in the Improvement Fund 6019 Stormwater Utility Reserve in the amount of Six Million Five Hundred Seventy-One Thousand Four Hundred Forty-Six Dollars and Twenty-Six Cents (\$6,571, 446.26).

SECTION 4. That the City of Lancaster Auditor appropriate from the unencumbered balance in the following expense accounts in the Stormwater Utility Reserve Fund (6019):

6019.0010.56006	Various Culverts	\$ 104,888.95
6019.0020.56006	Equipment	\$ 925,250.00
6019.0030.56006	Curbs	\$ 0.00
6019.0040.56006	Storm Sewers	\$ 2,289,257.91
6019.0050.56006	Stream Projects	\$ 57,206.05
6019.0060.56006	Union Mulberry	\$ 0.00
6019.0100.56006	Lake Allen Maple	\$ 0.00
6019.0120.56006	Miller Park Storm Sewer	\$ 10,000.00
6019.0210.56006	Rock Mill Corp Park	\$ 0.00
6019.0300.56006	Reese Hubert Stormwater	\$ 0.00
6019.0450.56006	Combined Sewer Separation	\$ 2,316,410.81

6019.0450.56021	Cherokee Drive OWDA	\$ 766,356.54
6019.0450.56022	Combined Sewer OPWC	\$ 0.00
6019.0630.56006	Deeds Wetland	\$ 102,076.00
6019.2400.56006	FEMA Grant Reimbursement	\$ 0.00
6019.6400.56006	Retirement Reserve	\$ 0.00
6019.9700.56006	Ety Road Improvements	\$ 0.00

TOTAL \$6,571,446.26

SECTION 5. That City Council issue Then and Now Certificates for purchase orders previously encumbered in the 6019 Fund Accounts for 2025 and which are now re-appropriated in the 6019 Fund.

SECTION 6. 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 Water/Water Pollution Control

TEMPORARY ORDINANCE NO. 1-26

PERMANENT ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CITY OF LANCASTER ZONING MAP TO CHANGE THE ZONING OF 0.49 +/- ACRES IDENTIFIED AS FAIRFIELD COUNTY AUDITOR TAX PARCEL NUMBER 0535005900 FROM MOBILE HOME COMMUNITY DISTRICT TO COMMERCIAL GENERAL DISTRICT

WHEREAS, an application to amend the Zoning Map for Fairfield County Tax Parcel number 0535005900 from Mobile Home Community District (MHC) to Commercial General District (CG) was filed by the property owner with the City of Lancaster Planning Commission (Planning Commission) pursuant to Lancaster Codified Ordinance (LCO) 1159.02 (see attached Exhibit A); and

WHEREAS, the Planning Commission met and held a public hearing on December 11, 2025, discussed the application, and voted to recommend to City Council that the application be approved as submitted (see attached Exhibit B); and

WHEREAS, pursuant to LCO 1159.02(c)(7), Lancaster City Council must hold a public hearing prior to taking action on the application to approve or deny a change to the City Zoning Map; now, therefore,

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

SECTION 1. That the Zoning Map of the City of Lancaster, Ohio is hereby amended to change the zoning for Tax Parcel number 0535005900, which consists of approximately 0.49 +/- acres, pursuant to Exhibit A, as follows:

- a. From Mobile Home Community District (MHC) to Commercial General District (CG)

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

SECTION 3. 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: _____

Clerk: _____

President of Council

Mayor

Offered by: _____

Second by: _____

Requested by Code Enforcement & Zoning

I, Anitra Scott, Clerk of Council do hereby certify that on _____, 2026 the Lancaster Eagle Gazette published the summary of this ordinance in accordance with Ohio Revised Code 731.24.

Clerk of Council



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

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: Eleanor M. Reichley
2. Petitioner's Address, Phone Number, and Email: 2550 Township Rd. # 364
New Lexington, Ohio 43764 Tel: 740-342-1239
3. Petitioner's Attorney or Agent's Name, Address, Phone Number, and Email: Nicholas R. Grilli, 144 E. Main St., Lancaster Ohio 43130; 740-438-6439
nrgrilli@daggerlaw.com
4. Parcel Number(s) of Property to be Rezoned, and General Area/Location of Request:
0535005900

5. Present Zoning District: MHC
6. Requested Zoning District: CG
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.

Sharon M. Reichle
Applicant (Property Owner's Signature)

Sworn to before me a Notary Public in and for said Perry County and State of
Ohio, on the 8th day of November, 2025.

[Signature]
Notary

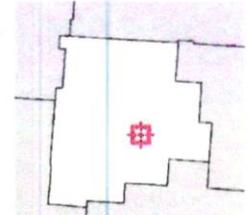
Engineer's Approval & Date



NICHOLAS R. GRILLI
ATTORNEY AT LAW
Notary Public, State of Ohio
LIFETIME COMMISSION



Overview



Legend

- Parcels
- Streets**
 - Unaccepted Built Roads
 - Unaccepted Roads
 - Private
 - Private/Dedicated Roads
 - Alleys
 - Municipal Roads
 - Township Roads
 - County Roads
 - State Routes
 - US Routes
 - Interstate Routes
 - Ramps
 - Unknown

Parcel ID	0535005900	Alternate ID	n/a	Owner Address	REICHLLEY ELEANOR M
Property Address	1560 E MAIN ST	Class	C - COMMERCIAL		2550 TWPS RD #364
	LANCASTER	Acreage	0.49		NEW LEXINGTON, OH 43764
District	(053) LANC CORP-LCSD				
Brief Tax Description	R 18 T 14 S 5 SE 7 & 9 PT .49A HWY EASE .10A				
	(Note: Not to be used on legal documents)				

Date created: 11/6/2025
 Last Data Uploaded: 11/6/2025 12:03:43 PM

Developed by SCHNEIDER
 GEOSPATIAL

Summary

Parcel Number 0535005900
Location Address 1560 E MAIN ST
LANCASTER OH 43130
Legal Description R 18 T 14 S 5 SE 7 & 9 PT .49A HWY EASE .10A
(Note: Not to be used on legal documents.)
Property Class C - COMMERCIAL
Land Use (456) C - PARKING GARAGE STRUCTURE & LOTS
Neighborhood 00720000
Legal Acres 0.49
City LANCASTER
Township LANCASTER CORPORATION
School District LANCASTER C.S.D.
Owner Occupancy Credit NO
Homestead Reduction NO

[View Map](#)

Owner

Owner
[REICHLEY ELEANOR M](#)
2550 TWPS RD #364
NEW LEXINGTON OH 43764
Tax Mailing Address
REICHLEY ELEANOR M
2550 TWPS RD #364
NEW LEXINGTON OH 43764

[Submit Mailing / Site Address Correction Request](#)

Valuation

Tax Year 2025 Certified Valuation

Tax Year	2025
Land Value	\$213,840.00
Building Value	\$6,000.00
Total Value (Appraised 100%)	\$219,840.00
Land Value	\$74,840.00
Building Value	\$2,100.00
Total Value (Assessed 35%)	\$76,940.00
Land CAUV Value	\$0.00
Taxable Value	\$76,940.00

Valuation History

Tax Year 2025 Certified Valuation

Tax Year	Appraised Land Value	Appraised Building Value	Appraised Total Value	Assessed Land Value	Assessed Building Value	Assessed Total Value	CAUV	Taxable Value
2025	\$213,840	\$6,000	\$219,840	\$74,840	\$2,100	\$76,940	\$0	\$76,940
2024	\$99,000	\$2,840	\$101,840	\$34,650	\$990	\$35,640	\$0	\$35,640
2023	\$99,000	\$2,840	\$101,840	\$34,650	\$990	\$35,640	\$0	\$35,640
2022	\$99,000	\$2,840	\$101,840	\$34,650	\$990	\$35,640	\$0	\$35,640
2021	\$99,000	\$2,840	\$101,840	\$34,650	\$990	\$35,640	\$0	\$35,640
2020	\$99,000	\$2,840	\$101,840	\$34,650	\$990	\$35,640	\$0	\$35,640
2019	\$99,000	\$2,840	\$101,840	\$34,650	\$990	\$35,640	\$0	\$35,640
2018	\$103,950	\$2,840	\$106,790	\$36,380	\$990	\$37,370	\$0	\$37,370
2017	\$103,950	\$2,840	\$106,790	\$36,380	\$990	\$37,370	\$0	\$37,370
2016	\$103,950	\$2,840	\$106,790	\$36,380	\$990	\$37,370	\$0	\$37,370
2015	\$103,950	\$2,840	\$106,790	\$36,380	\$990	\$37,370	\$0	\$37,370
2014	\$103,950	\$2,840	\$106,790	\$36,380	\$990	\$37,370	\$0	\$37,370
2013	\$103,950	\$2,840	\$106,790	\$36,380	\$990	\$37,370	\$0	\$37,370
2012	\$103,950	\$3,380	\$107,330	\$36,380	\$1,180	\$37,560	\$0	\$37,560

Land

Disclaimer: Acreage and Lot Sizes within this section do NOT represent the Legal Survey or Deeded Acreage of the parcel. Lots Sizes shown here are intended for valuation purposes only.

Description	Acres	Square Feet	Value
Primary Site	0.4950	21,562	\$213,840
R.O.W.	0.1000	4,356	\$0

Total Acres:
0.5950
Total Land-Value:
\$213,840

Improvements

Card 1

Type	Description	Quantity	Year	Size	Area	Grade	Cond	Appraised Value	Assessed Value
CI1	ASPHALT OR BLACKTOP PAVING	1	1960		5,000	C	P	\$6,000	\$2,100

Sales

Transfer Date	Sale Date	Seller	Buyer	Sale Price	Sale Validity	Book - Page	Instrument #
4/17/2017	3/31/2017	REICHLEY MICHAEL H, ANTHONY E, JOHN P	REICHLEY ELEANOR M	\$0	NOT OPEN MARKET	1736- 1202	
12/15/2004	12/15/2004	REICHLEY ELEANOR M ET AL	REICHLEY MICHAEL H, ANTHONY E, JOHN P	\$0	NOT OPEN MARKET	1370- 332	
12/23/2002	12/23/2002	REICHLEY ELEANOR M	REICHLEY ELEANOR M ET AL	\$0	NOT OPEN MARKET	1254- 2495	
6/3/1998	6/3/1998	REICHLEY HAROLD L	REICHLEY HAROLD L	\$0	UNVALIDATED SALES	673- 188	
6/3/1998	6/3/1998	REICHLEY HAROLD L	REICHLEY HAROLD L	\$0	UNVALIDATED SALES	673- 188	

Permits

Date	Number	Amount	Purpose
03/27/2017	15865ZC	\$0	UNKNOWN
09/25/1996	655	\$100	RAZE BLDG

Tax History

2025 taxes have not yet been calculated. Any amounts shown here represent unpaid charges from prior years.

Tax Year (click for detail)	Prior Charges	Full Year Total	Payments	Half Year Due	Full Year Due
2025 Pay 2026	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2024 Pay 2025	\$0.00	\$1,834.97	\$1,834.97		
2023 Pay 2024	\$0.00	\$1,816.02	\$1,816.02		
2022 Pay 2023	\$0.00	\$1,827.82	\$1,827.82		
2021 Pay 2022	\$0.00	\$1,879.72	\$1,879.72		
2020 Pay 2021	\$0.00	\$1,890.08	\$1,890.08		

Payments

Date	Amount
3/12/2025	(\$44.75)
3/10/2025	(\$1,790.22)
6/27/2024	(\$3.38)
1/31/2024	(\$1,812.64)
2/9/2023	(\$1,827.82)
2/11/2022	(\$1,879.72)

Tax Bill

Taxes shown below HAVE BEEN certified by the Fairfield County Auditor.

Tax Bill

Property Card

Property Card

Pay Your Taxes Online

Pay Taxes

Please verify exact amounts with the Treasurer's Office at (740) 652-7140

No data available for the following modules: Soils, Dwellings, Commercial Improvement Information, Interior/Exterior Information, Other Features, Special Assessments, Sketches.

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Last Data Upload: [11/6/2025, 12:03:43 PM](#)

Contact
Us

Developed
by



1560 E. Main Street
Lancaster, Ohio

Contiguous Properties List

<u>Parcel Number</u>	<u>Name and Address and Proximity to Subject Property</u>
0535005800	John E. Eck, 1568 E. Main St., Lancaster, OH 43130 To the East
0534005300	Anthony Littleton, 1565 E. Main St., Lancaster, OH 43130 Directly across Main Street to the North
0534005100	Vanrall Properties LLC, 10574 Ravenna Road, 3 rd Floor, Twinsburg, OH 44087 Directly across Main Street to the North
0535005600	Elanor M. Reichley, 2550 Twp. Rd. #364, New Lexington, OH 43746 To the West
0535005700	Lancaster MHP LLC, 1572 E. Main St., Lancaster, OH 43130 To the South

Public Notice

In accordance with Chapter 1159 of the Zoning Code for the City of Lancaster, notice is hereby given on December 11, 2025 at 9:30 am, the Lancaster City Planning Commission will meet in the City Hall Second Floor Conference Room at 104 E. Main St., Lancaster, Ohio and conduct a public hearing to discuss and determine a proposed zoning change to .49 +/- acre vacant site along Main Street (Parcel 0535005900). The current zoning is Mobile Home Community(MHC) and the proposed change would be Commercial General (CG). A copy of the proposed changes may be viewed at the City of Lancaster Community Development Dept. at 104 E. Main Street.
November 21 2025
LW000410581



CHANGE OF ZONING REQUEST
City Planning Commission Meeting
December 11, 2025

CASE NO.: 2025.014

REQUEST: Amend Zoning Map to change zoning from City of Lancaster (MHC) Mobile Home Community District to the City of Lancaster (CG) Commercial General District.

PETITIONER: Eleanor Reichley

SITE LOCATION: 1560 E. Main Street, Parcel # 0535005900

SITE DESCRIPTION :

The property the petitioner is seeking to rezone consists of one parcel of land, approximately 0.49 acres in total, located at 1560 E. Main Street. The property currently resides within the city limits.

Background:

Prior to the zoning code amendment in September 2023, this parcel—along with the adjacent parcels to the east and west—was designated as Commercial General. To our knowledge, the subsequent rezoning to MHC was undertaken to avoid the appearance of spot zoning. However, these properties have historically supported commercial uses, and the current MHC designation has created additional challenges related to signage, changes of use, and overall compatibility with the established character of the surrounding commercial corridor.

	LAND USE	ZONING
NORTH	Residential/Lt Comm	Residential Transitional (RT)
EAST	Commercial	Commercial General (CG)
SOUTH	Residential	Mobile Home Community (MHC)
WEST	Commercial	Commercial General (CG)

The purpose of the proposed CG zoning is to:

(1) To accommodate uses that generate a high degree of vehicular traffic while integrating safe and appropriate pedestrian connections.

(2) To create design standards that include increased setbacks and building height to allow for these more intense business uses within high-growth corridors.

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

Development Standards	Commercial General
Minimum Lot Size (Sq.Ft.)	None
Minimum Frontage (Feet)	50
Minimum Front Setback (Feet)	50 (arterial and collector roadways) 25 (all other roadways)
Minimum Side Setback (Feet)	Twenty (20), except however, when a side or rear lot line abuts an existing residential use or District that permits single unit dwellings, then a buffer shall be provided in accordance with Section 1141.10 .
Minimum Rear Setback (Feet)	Twenty (25), except however, when a side or rear lot line abuts an existing residential use or District that permits single unit dwellings, then a buffer shall be provided in accordance with Section 1141.10 .
Maximum Height (Feet)	Sixty (60), except however, mechanical equipment and/or ventilation systems may extend up to ten feet above the height of the building. Said mechanical equipment/ventilation systems must be screened from view by parapet walls, mansard roofs or other screening material approved by the City Planner or designee, provided said material has one hundred (100) percent opacity year-round.
Maximum Lot Coverage (Percent)	80

ISSUES FOR PLANNING COMMISSION CONSIDERATION:

Pursuant to LCO 1159.02, the Planning Commission must decide whether or not to recommend that the Zoning Map be amended to rezone parcel number 0535005900 to CG at the request of the petitioner. The Planning Commission may recommend that the application be approved as submitted, approved as amended, approved subject to modification, or denied.

STAFF RECOMMENDATION:

Staff recommends approval of the request to change the zoning from the City of Lancaster (MHC) Mobile Home Community District to the City of Lancaster (CG) Commercial General District.

EXHIBITS:

- Exhibit A: Application for District Change
- Exhibit B: Lancaster Zoning Map

Lancaster City Planning Commission

Meeting Minutes

December 11, 2025

The Lancaster City Planning Commission met on Thursday, December 11, 2025. Members present were Jan Coccia, Bob Lovell, Sherry Orlando, John Sigafoos, and Service-Safety Director Carrie Woody. Also present were Curt Shonk and Jeff Baird from Engineering, Steven Wellstead from Stormwater, Stephanie Hall from the Law Director's Office, Christina Wetzel from the Service Safety Director's Office, Chasilyn Carter from Community Development, Andrew Lundell and Kevin Funk from Planning and Zoning, Curtis Witham from Wastewater Pollution Control, Amy Hamilton from Income Tax, and Alayna Hoop and Larry Ailes from City Council.

Members of the public that were present included Diane Ackers, Patty Ackers, Christopher Tumblin from Casto, and Jeff Sauer.

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

Chasilyn Carter began with Case No 2025.014 for petitioner Eleanor Reichley. The request is for a public hearing to amend the zoning map to change zoning from City of Lancaster (MHC) Mobile Home Community district to the City of Lancaster (CG) Commercial General district.

The property the petitioner is seeking to rezone consists of one parcel of land, approximately 0.49 acres in total, located at 1560 E. Main Street, Parcel Number 053-50059-00. The property currently resides within the city limits.

Chasilyn Carter stated that prior to the zoning code amendment in September 2023, this parcel, along with the adjacent parcels to the east and west, was designated as Commercial General. To their knowledge, the subsequent rezoning to MHC was undertaken to avoid the appearance of spot zoning. However, these properties have historically supported commercial uses, and the current MHC designation has created additional challenges related to signage, changes of use, and overall compatibility with the established character of the surrounding commercial corridor. Essentially this is a zoning correction to get the property zoned back to the Commercial General designation.

Jeff Sauer stated that the property was zoned commercial before the zoning code was changed in 2023, they would just like the property to go back to commercial zoning.

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

The public hearing was concluded.

Sherry Orlando motioned to approve the zoning change, seconded by John Sigafos. 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 2025.015 for petitioner Paul Ackers, agent Diane Ackers. The Ackers family is requesting variances from the requirements of LCO 1105.03 (A)(4) Frontage; LCO 1105.03 (4)(C) Sidewalks; and LCO 1105.03 (4) (D) Right of Way Dedication. The Ackers family submitted an application to the City Engineer to request a lot split on their property at parcel no. 053-60037-00.

In order to approve the lot split, the following variances will need to be granted:

1. A variance for the lack of required frontage.

a. Lancaster Codified Ordinance 1105.03 (a)(4) requires the lot to comply with zoning regulation 1123.07 Street Frontage Required: All new lots shall comply with the minimum frontage requirements for the Zoning District in which it is located. Said frontage must be on an acceptable, dedicated, and improved right-of-way. Development standards in 1129.03 Residential Medium Density require a minimum frontage of 50 feet.

2. A variance to install sidewalks.

a. Lancaster Codified Ordinance 1105.03 (c) all minor subdivisions shall comply with sidewalk and wheelchair ramp requirements...

3. A variance for right-of-way dedication

a. Lancaster Codified Ordinance 1105.03 (4)(D) If the subdivision is considered a minor subdivision, the City Engineer shall review the existing right of way to determine if the proposed lot split meets the relevant criteria in the City's Thoroughfare Plan or if previous dedication has occurred through the major subdivision process. If the existing right of way fails to meet those specifications, the City Engineer shall require the applicant to dedicate the halfwidth right of way required by the City's Thoroughfare Plan. This land shall be conveyed to the City in fee simple for public right-of-way use.

Considerations are that the property is situated at the end of a long, private driveway and, therefore, may be unable to meet standard requirements for street frontage, sidewalks, and right-of-way dedication. Parcel No. 053-60037-00 will not be served by the City of Lancaster's water or sewer utilities. The Fairfield County Health Department has reviewed the property for suitability for an on-site septic system and well. The staff recommends approval of the variances.

Curt Shonk stated that this property was an outlier, the owners have shown the easement they have to provide legal access to the property but no public road frontage. There are homes on the

other side of the drive in the township. As there will be no public road frontage, the sidewalk variance and the public right-of-way dedication variance would both be necessary.

Bob Lovell asked about the properties on the other side of the drive, if they were in the city or not. Stephanie Hall replied that those properties were not in the city.

John Sigafos asked about who would respond in case of a fire at the property. Chasilyn Carter responded that she had spoke with Fire Chief Slade Schultz, and he stated that as this is a residential private drive they can recommend some things, but they would not have jurisdiction over this drive. As there are less than 30 houses, they would not require another access point. As there are pre-existing houses, they already serve the driveway.

John Sigafos motioned to approve the variances, seconded by Jan Coccia. 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 2025.009.03 for petitioner Casto, agent Christopher Tumblin. The request is for approval of a revised preliminary plat. This project is the site of the future Sheridan Road housing development. The revised preliminary plat updates the plans for a single-family neighborhood that will occupy 26.28 acres, identified as Phase 2, and will include 97 single-family homes. The previously submitted preliminary plat, dated June 2025, also outlined a multifamily residential area comprising 264 units, including 48 townhomes and 216 apartments. This multi-family development will cover 18.43 acres and is designated as Phase 1 on the preliminary plat.

The variances requested are as follows:

- (1) Increase maximum block length from 1200 LF to 1500 LF. LCO 1109.06 (e) states blocks shall not exceed 1,200 feet in length except where specific topographic conditions require a greater length.
- (2) Reduction in the minimum frontage from 50' to 40'. LCO 1129.06 (d) states the minimum frontage to be 50'.
- (3) Reduction in the front setback from 35' to 25'. LCO 1129.06 (d) states the minimum front setback to be 35' from arterial, collector, and local roads and 10' from internal private roads.
- (4) Reduce the building setback of the main entry road from 35' to 15'. LCO 1129.06 (d) states the minimum front setback to be 35' from arterial, collector, and local roads.
- (5) Relief from the requirement to stub streets to connect to future existing rights-of-way in adjacent areas. LCO 1109.06 (c)(1) The street pattern shall make provision for the continuance of streets into adjoining areas.

Curt Shonk stated that this was a revised preliminary plat approval, originally called Sheridan Drive Apartments. Following the plan reviews, there were significant comments regarding

sanitary sewers and pedestrian access routes. The name was confusing, so it was changed to Ewing Woods. The street names were also changed. The Engineer's Office encouraged Casto to resubmit the plans as a clean submittal that focused on Phase 1 and Phase 2. There will be 2 multi-family lots and 97 single family lots.

John Sigafoos spoke about his concerns with the 40' versus the 50' minimum frontage, and where residents would park. Christopher Tumblin from Casto responded that this site has a lot of topographic challenges and for the single family develop to make sense financially they need a critical mass of single-family homes. It would not be feasible if the 50' frontage was required, as they would lose about 20% of those homes. Casto is only doing site work and infrastructure for the single-family homes and will not actually be selling the single-family homes. Christopher Tumblin stated that the estimated cost of the homes would be \$300,000-\$350,000, and that there would be a garage and a front drive. Andrew Lundell stated that the zoning code does require at least one off-street parking area, and that any approval that would go through the Planning and Zoning Office. Also, he noted that in regards to the 40' road frontage, the zoning code only has one other designation (Residential Transitional) that allows 40' lots and that (RT) designation would allow some commercial uses and by requesting the variance the developer is wanting to keep this a true single-family home area.

Bob Lovell asked if this is setting a precedence in allowing the variance from 50' to 40' and if they would have to grant the same variance to all developers. Stephanie Hall responded that it does not set a precedence and it is based on the topography and the specific site conditions for each development, and that every developer has the right to ask for a variance but it is not required to be granted.

Chasilyn Carter stated that Fairfield County recently had a housing study done, and that the county would need a lot of houses of varying sizes in the next 10 years. A smaller lot would be nice for first time home buyers and residents looking to downsize.

John Sigafoos motioned to approve the variances as requested, seconded by Sherry Orlando. 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 John Sigafoos, seconded by Sherry Orlando. 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 10:07 a.m.

Respectfully submitted,


Carrie Woody, Service Safety Director