

RESOLUTION NO. 23-2017

**A RESOLUTION APPROVING THE REZONING OF ±58.91 ACRES
WITHIN THE VILLAGE OF COMMERCIAL POINT, OHIO.**

WHEREAS, Lehmann Farms, Ltd (the “Petitioner”) filed a Zoning Certificate Application with the Village of Commercial Point on April 3, 2107; and

WHEREAS, The Council of the Village of Commercial Point held a public hearing July 17, 2017 to hear comments on this proposed zoning request; and

WHEREAS, the Council of the Village of Commercial Point has determined it to be in the best interest of the Village of Commercial Point that the zoning classification of the proposed property in the Village of Commercial Point be established;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF COMMERCIAL POINT, OHIO THAT:

SECTION I: The property containing 8.464+/- acres, which is more particularly described on the attached Exhibit A, incorporated herein by reference, is hereby designated as a Business District (B-1):

SECTION II: The property containing 50.446+/- acres, which is more particularly described on the attached Exhibit B, incorporated herein by reference, is hereby designated as an Industrial District (I-1):

SECTION III: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that result in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION VI: This Resolution shall take effect and be in force from and after the earliest date allowed by law.

Vote on Suspension of Readings:

Motion by: Brad Laxton 2nd Mark Geiger

Roll Call:

Yes Mark Geiger
Yes David Sadler

Yes Ben Townsend
Yes Brad Laxton

Yes Scott O’Neil
Yes Becky Blevins

Vote on Passage of the Ordinance:

Motion by: David Sadler 2nd Brad Laxton

Roll Call:

Yes Mark Geiger
Yes David Sadler


Yes Ben Townsend
Yes Brad Laxton

Yes Scott O'Neil
Yes Becky Blevins

Adopted this 7 day of August, 2017.




Gary Joiner, Mayor



Wendy Hastings, Fiscal Officer

Approved as to Form:



Michael D. Hess, Law Director

**DISTRICT B-1
ZONING
DESCRIPTION**

Situated in the State of Ohio, County of Pickaway, Village of Commercial Point, being located in Virginia Military Survey (V.M.S.) Number 557, and being a part of that 771.6 acre tract of land described in a deed to Lehmann Farms, of record in Volume 273, Page 470, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, and being further bounded and described as follows:

BEGINNING at the southwest corner of said 771.6 acre tract, being the northwest corner of that 162 acre (original) tract of land described in a deed to Lehmann Farms, of record in Volume 273, Page 470, and being at the intersection of the south line of said V.M.S. number 557 and the centerline of right-of-way for State Route 104;

Thence **North 03 degrees 20 minutes 47 seconds West**, along the west line of said 771.6 acre tract, along the centerline of said State Route 104, a distance of **932.36 feet** to a point;

Thence **North 84 degrees 10 minutes 50 seconds East**, across said 771.6 acre tract, a distance of **400.37 feet** to a point;

Thence **South 03 degrees 20 minutes 47 seconds East**, continuing across said 771.6 acre tract, along a line parallel to and 400.00 feet easterly by perpendicular measure to the centerline of said State Route 104, a distance of **911.16 feet** to a point on the south line of said 771.6 acre tract and the south line of said V.M.S. number 557;

Thence **South 81 degrees 09 minutes 29 seconds West**, along the south line of said 771.6 acre tract and along the south line of said V.M.S. number 557, a distance of **401.85 feet** to the **POINT OF BEGINNING**.

The above description contains a total of **8.464 acres** within Pickaway County Auditor's parcel number L2700010052400.

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

This description is intended for zoning purposes only.

DISTRICT I-1 ZONING DESCRIPTION

Situated in the State of Ohio, County of Pickaway, Village of Commercial Point, being located in Virginia Military Survey (V.M.S.) Number 557, and being a part of that 771.6 acre tract of land described in a deed to **Lehmann Farms**, of record in Volume 273, Page 470, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, and being further bounded and described as follows:

Commencing for reference at the southwest corner of said 771.6 acre tract, being the northwest corner of that 162 acre (original) tract of land described in a deed to Lehmann Farms, of record in Volume 273, Page 470, and being at the intersection of the south line of said V.M.S. number 557 and the centerline of right-of-way for State Route 104;

Thence **North 81 degrees 09 minutes 29 seconds East**, along the south line of said 771.6 acre tract and the south line of said V.M.S. number 577, a distance of **401.85 feet** to the **TRUE POINT OF BEGINNING** for this description;

Thence across said 771.6 acre tract along the following three (3) described courses:

1. **North 03 degrees 20 minutes 47 seconds West**, along a line parallel to and 400.00 feet easterly by perpendicular measure from the centerline of said State Route 104, a distance of **911.16 feet** to a point;
2. **North 84 degrees 10 minutes 50 seconds East**, a distance of **2,431.28 feet** to a point;
3. **South 29 degrees 01 minute 19 seconds East**, a distance of **829.71 feet** to a point on the south line of said 771.6 acre tract, being on the south line of said V.M.S. number 557;

Thence **South 81 degrees 09 minutes 29 seconds West**, along the south line of said 771.6 acre tract and the south line of said V.M.S. number 557, a distance of **2,801.38 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **50.446 acres** within Pickaway County Auditor's parcel number L2700010052400.

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

This description is intended for zoning purposes only.