

CLINTON COUNTY
BOARD OF COMMISSIONERS
111 S. Nelson Ave.
Wilmington, OH 45177

PETITION FOR AMENDMENT, SUPPLEMENT OR CHANGE OF THE ZONING RESOLUTION

Name of Applicant: Fillmore Construction LLC - Fred Cox Phone No.: 937-780-1301

Address of Applicant: 11741 St Rt 72 Leesburg, Ohio 45135

Name of Owner: Fillmore Construction LLC Address: " "

Premises affected, Street and No.: 2065 Rombach Ave. Wilmington, Ohio 45177

Directions to Premises: Between Dauids Drive and Carrie Drive

Lot Nos.: 270040201000000 in Union Township

Metes and Bounds Descriptions: See Attached

PRESENT ZONING: Suburban Residential REQUESTED ZONING: Industrial Q *from S-R+R-R*

Attach full statement of proposed Amendment applied for and specifying whether Rezoning or/and Amendment or Supplement to the Regulations of the Zoning Resolution.

See Additional

- ~~290170223000000 FC~~
- ~~290170221000000 FC~~
- 270040304000000
- 270040303000000
- 270040302000000
- 270040301000000

The above information, to my knowledge and belief, is true and correct.

Fred Cox
Signature of Applicant

State of Ohio, County of Clinton, and ss:
Subscribed and sworn to before me this 13 day of march 20 24

My Commission expires July 17, 20 28

Heather Storer
Notary Public
Heather Storer
Notary Public, State of Ohio
My Commission Expires July 17, 2028





CLINTON COUNTY REGIONAL PLANNING COMMISSION

ZONING CHANGE RECOMMENDATION

Application for recommendation of a zoning change request pursuant to the Clinton County Zoning Resolution. Zoning Change Recommendation requests have no fee. This is Step 1 of 3 for a Zoning Change in Clinton County.

Name of Property Owner (Applicant) or Development:

Fillmore Construction LLC

Signature of Applicant:

[Handwritten Signature]

Date:

3/13/24

Signature of Owner (if different):

Date:

Name of Applicant: Fillmore Construction LLC - Fred Cox

Street Address: 11741 St Rt 7a

City: Leesburg

State: Ohio

Zip Code: 45135

Telephone Number: 937 - 780 - 1301

Name of Engineer/Surveyor and/or Agent: TBD

Street Address:

City:

State:

Zip Code:

Telephone Number:

Township: Union

Current Zoning: Suburban Residential

Proposed Zoning:

From S-R + R-R Industrial 2

Location Description (section, intersection): Between Davids Drive + Carrie Drive

Parcel Numbers: 270040201000000 270040302000000

Parcel Numbers: 270040304000000 270040301000000

What utilities are available at the development site?:

Water: X

Sewer: X

Gas: X

Cable/Internet: X

Other:

2015 Rombach Ave
Wilmington, Oh
45177

Is a variance necessary to any of the regulatory standards?:

(if yes, a separate Variance Application Form MUST be filed first along with applicable variance application fee. The variance request and associated fee is addition to any other filings or applicable fees.)

Primary Reg. Dist. No. 3101
Registrar's No. 2022004231

Ohio Department of Health - Vital Statistics
CERTIFICATE OF DEATH

State File No. 2022110076

1. Decedent's Legal Name (First, Middle, Last, Suffix) (Include AKA's if any) DANIEL ROBERT JOHNSON		2. Sex MALE	3. Date of Death (Month/Day/Year) OCTOBER 13, 2022
4. Social Security Number [REDACTED]	5a. Age (Years) 82	5b. Under 1 Year Months	5c. Under 1 day Hours Minutes
6. Date of Birth (Mo/Day/Year) [REDACTED]		7. Birthplace (City and State or Foreign Country) CINCINNATI, OHIO	
8a. Residence State OHIO		8b. County CLINTON	8c. City or Town WILMINGTON
8d. Street Address and Zip Code 2022 MITCHELL ROAD 45177			9. Ever in US Armed Forces? YES - AIR FORCE RESERVE
10. Marital Status at Time of Death MARRIED		11. Surviving Spouse's Name (if wife, give name prior to first marriage) ANN E ELLIS	
12. Decedent's Education BACHELORS DEGREE (E.G., BA, AB, BS)		13. Decedent of Hispanic Origin NO	14. Decedent's Race WHITE
15. Father's Name ROBERT JOHNSON		16. Mother's Name (prior to first marriage) GERALDINE MCCARREN	
17a. Informant's Name ANN E JOHNSON		17b. Relationship to Decedent WIFE	17c. Mailing Address (Street and Number, City, State, Zip Code) 2022 MITCHELL ROAD WILMINGTON, OHIO 45177
18a. Place of Death HOSPITAL - INPATIENT		18b. Facility Name (if not institution, give street & number) CHRIST HOSPITAL	
18c. City or Town, State and Zip Code CINCINNATI, OH 45219		18d. County of Death HAMILTON	
19. Funeral Service (Licensee or Other Agent) KEVIN L. BROWN		20. License Number (if licensee) 007824	21. Name and Complete Address of Funeral Facility BROWN FUNERAL HOME 237 W. MAIN ST WILMINGTON, OH 45177
22. Method and Place of Disposition BURIAL - SUGAR GROVE CEMETERY, WILMINGTON, OH			
23. Local Registrar Tami Kinabrew		24. Date Filed (Month/Day/Year) 12/19/2022	
25a. Certifier (Check only one) <input checked="" type="checkbox"/> Certifying Physician (I am the best of my knowledge, death occurred at the time, date, and place, and due to the cause) and I am licensed. <input type="checkbox"/> Coroner or Medical Examiner (On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause (if a physician stated).			
25b. Time of Death 09:05 P.M. /		25c. Date Pronounced Dead (Month/Day/Year) 10/13/2022	
25d. Certifier Name and Title M. W. M. MD		25e. License number 35.074606	25f. Date Signed (Month/Day/Year) 11/24/2022
27. Name (First, Middle, Last) and Address of Person who Completed Cause of Death NAUM SAMIYEVICH KRIMERMAN, 2139 AUBURN AVE SUITE 6166, CINCINNATI, OH 45219			
28. Part I - Enter the disease, injury, or complication that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each ICA. Type or print in plaintext. Do not check ICA. END STAGE RENAL DISEASE			Approximate Interval: Onset and Death 2 YEARS
Part II. Other significant conditions contributing to death but not ranking in the underlying cause given in Part I.			
29. Did Tobacco Use Contribute to Death? <input type="checkbox"/> Yes <input type="checkbox"/> Unknown <input checked="" type="checkbox"/> No <input type="checkbox"/> Probably		30. Was An Autopsy Performed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
31. If Female, Pregnancy Status <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to 1 year before death <input type="checkbox"/> Unknown if pregnant within the past year		32. Were Autopsy Findings Available Prior to Completion of Cause of Death? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> Not Applicable	
33a. Date of Injury (Mo/Day/Year)		33b. Time of Injury	33c. Place of Injury (e.g., Decedent's home, construction site, restaurant, wooded area)
33d. Injury at Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		33e. Location of Injury (Street and Number or Rural Route Number, City or Town, State)	
33f. Describe How Injury Occurred?		33g. If Transportation Injury, Specify: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other:	

1963849 2022110076 1963849

2022110076



I HEREBY CERTIFY THIS DOCUMENT IS AN EXACT COPY OF THE RECORD ON FILE WITH THE OHIO DEPARTMENT OF HEALTH.

TRANSFER NOT NECESSARY

Terence G. Habermehl, Clinton Co. Auditor

Date: 1/31/2023 By: RLS



2023-00000383

KIND: TRUST MEMO/CERT/ABSTRACT
RECORDED: 01/31/2023 01:15:51 PM
FEE AMT: 50.00
CLINTON COUNTY, OHIO
TANYA K. DAY RECORDER

Electronically Recorded

**MEMORANDUM OF TRUST (Section 5301.255 O.R.C.)
AND
CERTIFICATION OF TRUST (Section 5810.13 O.R.C.)
AND
AFFIDAVIT OF SUCCESSOR TRUSTEE (Section 5302.171)**

**STATE OF OHIO,
COUNTY OF CLINTON, ss:**

ANN E. JOHNSON and LESLIE MASSIE, being first duly sworn, say that they are the Successor Co-Trustees under a certain trust known as the DANIEL R. JOHNSON REVOCABLE LIVING TRUST (Now Irrevocable) dated May 20, 1993, and further hereby CERTIFY the following:

1. An original of the trust document is located at Peelle McCoy Wilkin & Moyer Law Offices, Co., L.P.A., 1929 Rombach Ave., P.O. Box 950, Wilmington, Ohio, 45177.
2. The original Trustee of the Daniel R. Johnson Family Revocable Living Trust was DANIEL R. JOHNSON. DANIEL R. JOHNSON died on October 13, 2022, leaving ANN E. JOHNSON and LESLIE MASSIE as Successor Co-Trustees. See Exhibit A.
3. The address of the Co-Trustee, ANN E. JOHNSON, is 2022 Mitchell Road, Wilmington, Ohio 45177. The address of the Co-Trustee, LESLIE MASSIE, is 714 Brown Road, Wilmington, Ohio 45177.
4. The trust created by DANIEL R. JOHNSON, as Grantor, on May 20, 1993, was revocable with DANIEL R. JOHNSON as the sole Grantor holding the power to revoke until the GRANTOR, DANIEL R. JOHNSON, death at which time it became fully irrevocable pursuant to Article V, entitled "DEATH OF TRUSTOR", of the said Trust Agreement. Said Article V reads as follows:

SECTION V. DEATH OF TRUSTOR

Upon the death of DANIEL R. JOHNSON, the terms of this Trust shall immediately become irrevocable and shall not be altered or amended.

5. The Trustee's powers include all powers granted by law, and in addition the trust document grants powers with respect to the transfer of real property as follows:

SECTION VIII. POWERS OF TRUSTEE

B. General Property Powers

The Trustee shall have all such powers and is authorized to do all such acts, take all such proceedings and exercise all such rights and privileges in the management of the Trust Estate as if the absolute owner thereof, including, without limiting the generality of the terms, the right to manage, control, sell, convey, exchange, partition, assign, divide, subdivide, improve, or repair; to grant options and to sell upon deferred payments; to lease for terms within or extending beyond the duration of the Trust concerned for any purpose, including the exploration for and removal of oil, gas, and other minerals, to enter into community oil leases, pooling and unitization agreements; to create restrictions, easements and other servitudes; to compromise, arbitrate or otherwise adjust claims in favor of or against the Trust; to institute, compromise and defend actions and proceedings at the

expense of the Trust Estate; and to carry such insurance as the Trustee may deem advisable.

G. Authority to Borrow and Encumber

Trustee shall have the power to borrow money for any Trust purpose upon such terms and conditions as the Trustee may deem proper, and to obligate the Trust Estate for repayment and to encumber the Trust Estate or any of its property by mortgage, deed of trust, pledge or otherwise, using such procedure to consummate the transaction as the Trustee may deem advisable.

In addition to the power to encumber property for a loan being made to the Trust, the Trustee is specifically authorized and empowered to obligate, hypothecate and encumber the estate by mortgage, deed of trust, pledge or otherwise, or whatever form the Trustee deems appropriate, or to act as a third party guarantor to guarantee private borrowings of the Grantor during her lifetime.

R. Powers in Regards to Real Estate

The Trustee shall have the power to purchase, acquire, sell, transfer, convey and/or assign any interest held by the Trust Estate in real estate. The Trustee shall further have the authority to purchase title insurance and to enter into any type of escrow arrangement necessary in the purchase and sale of real estate.

6. The name of the persons who transferred the real property to the trust are Daniel R. Johnson and Ann E. Johnson, husband and wife, and Ann E. Johnson, Trustee of the Ann E. Johnson Revocable Living Trust dated May 20, 1993.

7. That ANN E. JOHNSON and LESLIE MASSIE are the Successor Co-Trustees.

8. The trust is in full force and effect and is unrevoked.

9. Said Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this certification of trust to be incorrect.

FURTHER, AFFIANT SAYETH NOT.



AMY BEAN
Notary Public
State of Ohio
My Comm. Expires
July 4, 2027

Ann E. Johnson

ANN E. JOHNSON, Successor Co-Trustee of the Daniel R. Johnson Revocable Living Trust (NOW IRREVOCABLE) dated May 20, 1993

Leslie Massie

LESLIE MASSIE, Successor Co-Trustee of the Daniel R. Johnson Revocable Living Trust (NOW IRREVOCABLE) dated May 20, 1993

STATE OF OHIO, COUNTY OF CLINTON, ss:

Before me, a Notary Public in and for said county and state, personally appeared ANNE E. JOHNSON, Successor Co-Trustee of the Daniel R. Johnson Revocable Living Trust (NOW IRREVOCABLE) dated May 20, 1993, and acknowledged the signing hereof to be her voluntary act and deed for the purpose mentioned therein.

Sworn to before me and subscribed in my presence this 27 day of January, 2023.

Amy Bean

Notary Public

STATE OF OHIO, COUNTY OF CLINTON, ss:

Before me, a Notary Public in and for said county and state, personally appeared LESLIE MASSIE, Successor Co-Trustee of the Daniel R. Johnson Revocable Living Trust (NOW IRREVOCABLE) dated May 20, 1993, and acknowledged the signing hereof to be her voluntary act and deed for the purpose mentioned therein.

Sworn to before me and subscribed in my presence this 27 day of January, 2023.



AMY BEAN
Notary Public
State of Ohio
My Comm. Expires
July 4, 2027

Amy Bean
Notary Public

THIS INSTRUMENT PREPARED BY: Peelle McCoy Wilkin & Moyer Law Offices Co., L.P.A.,
PO Box 950, Wilmington, OH 45177 (WEP:mm)

EXHIBIT

B



**MCCARTY
ASSOCIATES, LLC.**

ARCHITECTS | ENGINEERS | SURVEYORS

MCCARTYASSOCIATES.COM

213 N. HIGH STREET, HILLSBORO, OHIO 45133

O: (937) 393-9971

F: (937) 393-2480

Michael L. McCarty, P.E., P.S. Thomas E. Purtell, P.S. Jason C. McConnaughey, P.S. Douglas L. Karnes, A.I.A.

File No. S24-122

March 1, 2024

LEGAL DESCRIPTION

Ann E. Johnson, Trustee

And

Daniel R. Johnson, Trustee

137.874 Acres Tract

Situated in the Township of Union, County of Clinton, State of Ohio, being a part of V.M.S. No. 1088, and being all that remains (8.009 acres) of the original 67.094 acres "Tract 1", all (6.119 acres) of the 6.119 acres "Tract 3", all (3.783 acres) of the 3.783 acres "Tract 4", all that remains (47.691 acres) of the original 136.440 acres "Tract 5", and all that remains (72.272 acres) of the original 81.54 acres "Tract 6" as conveyed to Ann E. Johnson, Trustee, of the Ann E. Johnson Revocable Living Trust (1/2 interest) and recorded in Official Record 479, Page 642 of the Clinton County Recorder's Office and Daniel R. Johnson, Trustee of the Daniel R. Johnson Revocable Living Trust (1/2 interest) and recorded in Official Record 718, Page 517 of the Clinton County Recorder's Office and found in Survey Record 22, Plat 3, and being further bounded and described as follows:

Commencing at a 5/8" iron pin (set) northerly line of Rombach Avenue (U.S. Route 22-State Route 3) marking the northwesterly corner of a 0.054 acre "Parcel 70-WD" as conveyed to the State of Ohio (D.B. 275, Page 170) and marking a southeasterly corner of what remains of an original 25.000 acres tract as conveyed to Southern Bag Corporation, LTD (O.R. 247, Page 862) and found in Survey Record 13, Plat 218;

thence with an easterly line of what remains of the aforesaid original 25.000 acres tract N 19°56'08" W, a distance of 744.16 feet to a 6" concrete monument (found);

thence with another easterly line of what remains of the aforesaid original 25.000 acres tract N 35°00'29" W passing a 5/8" iron pin (set)

at 757.95 feet marking a southerly corner to CSX Transportation, Inc., a total distance of 800.07 feet to a point in the centerline of the existing railroad tracks;

thence with a commencement line N 15°35'12" W, a distance of 19.96 feet to a 3/8" iron pin (found) marking the southeasterly corner of a 120.080 acres tract as conveyed to Keiter Family, LLC (O.R. 839, Page 296) and found in Survey Record 35, Plat 151 and marking the southwesterly corner of the 6.119 acres "Tract 3" of which this is a part, said iron pin having Ohio State Plane Coordinates Northing 532,724.113 feet, Easting 1,602,570.500 feet South Zone and based upon NAD 83 (2011);

thence with the lines of the aforesaid 120.080 acres tract for the next 3 calls:

- 1) N 38°58'00" W, a distance of 108.81 feet to a 1/2" iron pin (found);
- 2) N 39°01'37" W, a distance of 908.45 feet to a 5/8" iron pin (found);
- 3) N 39°23'03" W, a distance of 724.89 feet to a 3/4" iron pin (found) in the southerly limited access right-of-way of State Route 73 Bypass (CLI-73-8.34) and marking the southeasterly corner of a 10.754 acres "Parcel 45-WL" as conveyed to the State of Ohio Department of Transportation (O.R. 754, Page 690) and the southwesterly corner of a 10.943 acres "Parcel 44-WL 3" as conveyed to the State of Ohio Department of Transportation (O.R. 755, Page 578);

thence with a southerly limited access right-of-way of State Route 73 Bypass (CLI-73-8.34) and a southerly line of the aforesaid 10.943 acres "Parcel 44-WL 3" for the next 3 calls:

- 1) N 88°13'10" E, a distance of 659.57 feet to a 3/4" iron pin (found);
- 2) N 86°27'38" E, a distance of 258.61 feet to a 3/4" iron pin (found)
- 3) N 73°02'43" E, a distance of 393.66 feet to a 3/4" iron pin

(found) marking the southwesterly corner of a 7.42 acres "Parcel 44-WL 1" as conveyed to the State of Ohio Department of Transportation (O.R. 754, Page 578);

thence continuing with a southerly limited access right-of-way of State Route 73 Bypass (CLI-73-8.34) and the southerly line of the aforesaid 7.42 acres "Parcel 44-WL 1" N 74°59'12" E, a distance of 1463.33 feet to a 3/4" iron pin (found) marking the southwesterly corner of a 11.486 acres "Parcel 44-WL" as conveyed to the State of Ohio Department of Transportation (O.R. 755, Page 578);

thence continuing with a southerly limited access right-of-way of State Route 73 Bypass (CLI-73-8.34) and a southerly line of the aforesaid 11.486 acres "Parcel 44-WL" N 74°48'51" E, a distance of 1237.63 feet to a 3/4" iron pin (found,bent);

thence continuing with a southerly limited access right-of-way of State Route 73 Bypass (CLI-73-8.34) and the southerly line of the aforesaid 11.486 acres "Parcel 44-WL" N 77°29'00" E, a distance of 419.29 feet to a 5/8" iron pin (set) marking the southwesterly corner of a 19.469 acres "Parcel 42-WL 1" as conveyed to the State of Ohio Department of Transportation (O.R. 755, Page 578) and the northwesterly corner of a 25.548 acres "Parcel 42-E1" as conveyed to the State of Ohio Department of Transportation (O.R. 755, Page 578);

thence with a westerly line of the aforesaid 25.548 acres "Parcel 42-E1" S 39°54'55" E, a distance of 1357.96 feet to a 5/8" iron pin (set);

thence with another westerly line of the aforesaid 25.548 acres "Parcel 42-E1" S 40°16'21" E, a distance of 109.92 feet to a 5/8" iron pin (set) in the northerly line of CSX Transportation, Inc.;

thence with the CSX Transportation, Inc. S 74°15'31" W, a distance of 4314.83 feet to the true point of beginning, **containing 137.874 acres of land.**

Subject to all legal easements and rights of way of record.

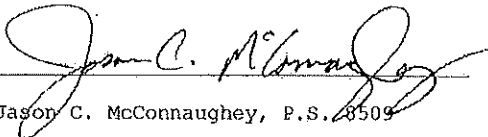
Bearings are based upon the Grid Azimuth (Az 254° 57' 00.8") between National Geodetic Survey CORS Station "OHFY" and McCarty

Associates Geodetic Local Control Monument "2001" and derived from GNSS observations taken February 12, 2024, utilizing the ODOT Ohio Real Time Network (Trimble Virtual Reference System).

Land surveyed in February 2024, under the direction of Jason C. McConnaughey, Registered Professional Surveyor No. 8509, the survey plat of which is referred to as Project No. S24-122 on file in the office of McCarty Associates, LLC, Hillisboro, Ohio, and found in Surveyor's Record Volume _____, Plat No. _____ of the Clinton County Engineer's Record of Land Surveys.

All iron pins (set) are 5/8" diameter with 1-1/4" diameter plastic caps stamped "McCARTY ASSOCIATES".




Jason C. McConnaughey, P.S. 8509

AFFIDAVIT OF SUCCESSOR TRUSTEE AUTHORITY

**STATE OF OHIO,
COUNTY OF CLINTON, ss:**

ANN E. JOHNSON and LESLIE MASSIE, being first duly sworn, say that they are the Successor Co-Trustees under a certain trust known as the DANIEL R. JOHNSON REVOCABLE LIVING TRUST (Now Irrevocable) dated May 20, 1993, and further hereby CERTIFY the following:

1. A Memorandum of Trust (Section 5301.255 ORC) and Certification of Trust (Section 5810.13 ORC) and Affidavit of Successor Trustee (Section 5302.171 ORC) has been recorded as Instrument No. 2023-00000383 in the Clinton County, Ohio Recorder, attached hereto and incorporated herein for reference as Exhibit A, and sets forth the authority of the Trustees in relation to real estate held by the Trust.

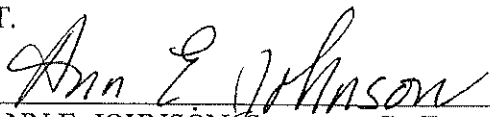
2. The Affiants/Co-Trustees desire that approximately 137 acres, more or less, as resurveyed by McCarty & Associates, LLC, located in Union Township, Clinton County, Ohio, held within the name of the Trust, be rezoned from Suburban Residential District ("S-R") to Limited Industrial District ("I-1"). See Exhibit B for the legal description for the said real property attached hereto and incorporated herein for reference.

3. The Affiants/Co-Trustees authorize Filmore Construction, by and through its authorized officers and/or representatives, to initiate and process the rezoning of the real property described in Exhibit B from S-R to I-1, and to perform any and all acts reasonably necessary to accomplish the requested rezoning on behalf of the Affiants/Co-Trustees of the Daniel R. Johnson Revocable Living Trust (Now Irrevocable) dated May 20, 1993.

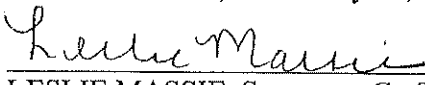
4. The trust is in full force and effect and is unrevoked.

5. Said Trust has not been revoked, modified or amended in any manner that would cause the representations contained in this certification of trust to be incorrect.

FURTHER, AFFIANT SAYETH NOT.



ANN E. JOHNSON, Successor Co-Trustee of the
Daniel R. Johnson Revocable Living Trust (NOW
IRREVOCABLE) dated May 20, 1993



LESLIE MASSIE, Successor Co-Trustee of the
Daniel R. Johnson Revocable Living Trust (NOW
IRREVOCABLE) dated May 20, 1993

STATE OF OHIO, COUNTY OF CLINTON, ss:

Before me, a Notary Public in and for said county and state, personally appeared ANN E. JOHNSON, Successor Co-Trustee of the Daniel R. Johnson Revocable Living Trust (NOW IRREVOCABLE) dated May 20, 1993, and acknowledged the signing hereof to be her voluntary act and deed for the purpose mentioned therein.

Sworn to before me and subscribed in my presence this 18th day of March, 2024.



Marsha L. Bennett

Notary Public
MARSHA L. BENNETT
Notary Public, State of Ohio
My Commission Expires 05-03-2026

STATE OF OHIO, COUNTY OF CLINTON, ss:

Before me, a Notary Public in and for said county and state, personally appeared LESLIE MASSIE, Successor Co-Trustee of the Daniel R. Johnson Revocable Living Trust (NOW IRREVOCABLE) dated May 20, 1993, and acknowledged the signing hereof to be her voluntary act and deed for the purpose mentioned therein.

Sworn to before me and subscribed in my presence this 18 day of March, 2024.



AMY BEAN
Notary Public
State of Ohio
My Comm. Expires
July 4, 2027

Amy Bean

Notary Public

THIS INSTRUMENT PREPARED BY: Peelle McCoy Wilkin & Moyer Law Offices Co., L.P.A.,
PO Box 950, Wilmington, OH 45177 (WEP:mm)



Clinton County Building and Zoning

111 S Nelson Ave, Suite 8

Wilmington, Ohio 45177

Fillmore Construction-Fred Cox
11741 SR 72
Leesburg, Ohio 45135

April 1, 2024

Re: Rezoning Application

Dear Mr. Cox:

This letter is to inform you that your application for rezoning parcels 270040201000000; 270040304000000; 270040303000000; 270040302000000; 270040301000000; 2065 Rombach Avenue, Wilmington Ohio 45177 has been accepted and considered complete March 20, 2024

The Rural Zoning Commission will hear this matter on April 10, 2024 at 6:00 PM. The hearing location is in the Community Room, located in the Clinton County Annex Building, 111 S Nelson Avenue, Wilmington Ohio 45177.

You will receive an email with the link to pay for the hearing and legal ad. The check that was submitted will be returned. Commercial Rezoning fee is 400 plus legal ad fee.

After this hearing, the Board of County Commissioners will hold a hearing for the final decision in this matter.

If you have any questions, feel free call the office.

Thank you,

A handwritten signature in blue ink that reads "Stephanie Austin".

Stephanie Austin

Manager of Clinton County Building and Zoning

**NOTICE OF PUBLIC MEETING
REGARDING ZONING AMENDMENT**

Notice is hereby given that the Rural Zoning Commission of Clinton County, OH, will hold a public hearing on a proposed amendment to the Zoning Map of Clinton County on **Wednesday, April 10, 2024 at 6:00 p.m.**, in the Community Room, Clinton County Annex Building, 111 S. Nelson Ave., Wilmington, Ohio 45177.

The proposed amendment to the Zoning Map of Clinton County, Ohio, is a rezoning request by Fillmore Construction LLC for the parcels with the access addressed as **2065 Rombach Avenue**, Wilmington, OH, 45177. The request is to rezone parcels **270040201000000 zoned from S-R Suburban Residential; 270040304000000 zoned from S-R Suburban Residential; 270040303000000 zoned from S-R Suburban Residential and R-R Rural Residential; 270040302000000 zoned from R-R Rural Residential; 270040301000000 zoned from S-R Suburban Residential**; being 207.62 acres in Union Township **requested to be rezoned to I-2 Industrial District**. The property is owned by Daniel R Johnson, Wilmington, Ohio 45177. **(Docket# RZC2024-1)**

Written suggestions or objections to the revision of said proposed amendment may be filed either at the Zoning Department prior to the hearing or presented to the Clinton County Rural Zoning Commission at the hearing. Said hearing may be continued from time to time as necessary. Any other information regarding this application can be obtained from the Clinton County Zoning Department, 111 S. Nelson Ave., Wilmington, Ohio 45177, or by calling 937-382-3335.

After the conclusion of the hearing, the matter will be submitted to the Board of County Commissioners for its action.

Clinton County Rural Zoning Commission
Stephanie Austin, Building & Zoning Manager

Order Number : 90189690
PO Number : RCZ2024- April 10
Customer : 40013893 Clinton County Board Of Zoning
Contact :
Address1 : 111 S. Nelson Ave.
Address2 :
City St Zip : Wilmington OH 45177
Phone : (937) 382-3335
Fax :
Credit Card :
Printed By : ARUNYON-ELAM
Entered By : ARUNYON-ELAM

Ad Key :
Salesper : HL10 - Ann Runyon-Elam
Publication : 3201-Wilmington News Journal
Section : Legals
Sub Section : Legals
Category : Legals
Dates Run : 03/27/2024-03/27/2024
Days : 1
Size : 2 x 4.01, 34 lines
Words : 267
Ad Rate : Legal - lwnj03
Ad Price : 149.50
Amount Paid : 0.00
Amount Due : 149.50

Keywords : NOTICE OF PUBLIC MEETING REGARDING ZONING AMENDMEN
Notes :
Zones :

NOTICE OF PUBLIC MEETING REGARDING ZONING AMENDMENT

Notice is hereby given that the Rural Zoning Commission of Clinton County, OH, will hold a public hearing on a proposed amendment to the Zoning Map of Clinton County on **Wednesday, April 10, 2024 at 6:00 p.m.**, in the Community Room, Clinton County Annex Building, 111 S. Nelson Ave., Wilmington, Ohio 45177.

The proposed amendment to the Zoning Map of Clinton County, Ohio, is a rezoning request by Fillmore Construction LLC for the parcels with the access addressed as 2065 Rombach Avenue, Wilmington, OH, 45177. The request is to rezone parcels

270040201000000 zoned from S-R Suburban Residential;
270040304000000 zoned from S-R Suburban Residential;
270040303000000 zoned from S-R Suburban Residential and
R-R Rural Residential; 270040302000000 zoned from R-R
Rural Residential; 270040301000000 zoned from S-R Subur-
ban Residential; being 207.62 acres in Union Township re-
quested to be rezoned to I-2 Industrial District. The property
is owned by Daniel R Johnson, Wilmington, Ohio 45177.
(Docket# RZC2024-1)

Written suggestions or objections to the revision of said proposed amendment may be filed either at the Zoning Department prior to the hearing or presented to the Clinton County Rural Zoning Commission at the hearing. Said hearing may be continued from time to time as necessary. Any other information regarding this application can be obtained from the Clinton County Zoning Department, 111 S. Nelson Ave., Wilmington, Ohio 45177, or by calling 937-382-3335.

After the conclusion of the hearing, the matter will be submitted to the Board of County Commissioners for its action.

Clinton County Rural Zoning Commission
Stephanie Austin, Building & Zoning Manager

(Wed., March 27, 2024)
90189690

PARCEL ID	OWNER	ADDRESS	CITY	STATE	ZIPCODE
270030203000200	STATE OF OHIO DEPARTMENT OF TRANSPORTATION	505 S SR 741	LEBANON	OH	45036
270030204000000	ZURFACE RLT	1599 GIBALTAR DR	WILMINGTON	OH	45177
270030204000000	ZURFACE RLT	9242 LIGGON GREEN LN	GERMANTOWN	TN	38139
270030204000100	DAN THIREY	1721 PRAIRIE RD	WILMINGTON	OH	45177
270030206000000	CLINTON COUNTY	46 S SOUTH ST	WILMINGTON	OH	45177
270030208000000	THOMAS N BIEHL	1761 PRAIRIE RD	WILMINGTON	OH	45177
270030501000000	CONNIE L PHILLIPS	1825 PRAIRIE RD	WILMINGTON	OH	45177
270030502000000	MATTHEW ALLAN MAYS	1939 PRAIRIE RD	WILMINGTON	OH	45177
270040103000000	KEITER FAMILY LLC	1235 STONE RD	WILMINGTON	OH	45177
270040103000200	DANIEL R JOHNSON RLT	2022 MITCHELL RD	WILMINGTON	OH	45177
270040208000000	ANN E JOHNSON RLT	2022 MITCHELL RD	WILMINGTON	OH	45177
270040218000000	THOMAS E MICHAEL	1722 PRAIRIE RD	WILMINGTON	OH	45177
270040222000000	JESSICA HOLDEN & KYLE HUTCHINSON	1758 PRAIRIE RD	WILMINGTON	OH	45177
270040403000000	BERNEDA S PATTON	1786 PRAIRIE RD	WILMINGTON	OH	45177
270040404000000	CHRISTOPHER B & STACI L REILEY	1850 PRAIRIE RD	WILMINGTON	OH	45177
270040404000000	JEFFREY S & TERESA L CURRY	1874 PRAIRIE RD	WILMINGTON	OH	45177
270040406000000	DANNY H JEWETT JR	1908 PRAIRIE RD	WILMINGTON	OH	45177
270040407000000	MARC W & MELISSA S ROBY	2018 PRAIRIE RD	WILMINGTON	OH	45177
270040408000000	DUNLAP FT	2112 PRAIRIE RD	WILMINGTON	OH	45177
290160101000000	BILL D MARINE	PO BOX 130	WILMINGTON	OH	45177
270040405000100	KAREN S HUBER	1944 PRAIRIE RD	WILMINGTON	OH	45177
270040405000000	DARRELL RICE	9878 SR 73	NEW VIENNA	OH	45159
27000000000003LL	VECTREN ENERGY	PO BOX 209	EVANSVILLE	IN	47702
290170101000000	BRONSON INVESTMENTS LLC	10477 SR 729	NEW VIENNA	OH	45159
290170201000000	797 ELKS GOLF CLUB INC	PO BOX 604	WILMINGTON	OH	45177
290170201000000	797 ELKS GOLF CLUB INC	PO BOX 469	WILMINGTON	OH	45177
290170205000000	CITY OF WILMINGTON OHIO	69 N SOUTH ST	WILMINGTON	OH	45177
290170206000000	LIBERTY SAVINGS BANK	120 W SECOND ST SUITE 208	DAYTON	OH	45402
290170208000000	LIBERTY SAVINGS BANK FSB	2251 ROMBACH AVE	WILMINGTON	OH	45177
290170211000000	HOBAR PROPERTIES LLC	PO BOX 3	WILMINGTON	OH	45177
290170212000000	SCHILLING PROPERTIES LLC	143 FAIRWAY AVE	WILMINGTON	OH	45177
290170212000000	SCHILLING PROPERTIES LLC	12620 HUNTERS LAKE CT	BONITA SPRINGS	FL	34135
290170222000000	SOUTHERN BAG CORPORATION LTD	1961 E US 22-3	WILMINGTON	OH	45177
290170102000400	AAA&P LTD	260 RESACA POINT RD	BROWNSVILLE	TX	78526
290170102000500	CLINTON ENTERPRISES LTD	331 FOLKERTH AVE	SIDNEY	OH	45365
290170602000000	MJM PROPERTY INVESTMENTS LLC	7258 PRINCETON RD	MIDDLETOWN	OH	45044
270040501000000	MICHAEL ELLIS FARM TRUST	628 HORSESHOE RD	WILMINGTON	OH	45177
270040502000000	L DEAN HARTMAN TRUST	5370 PRAIRIE RD	WILMINGTON	OH	45177
270040703000000	MELVIN LIQUID FERTILIZER CO IN	6704 US 22-3 E	WILMINGTON	OH	45177