

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: Stan Richards Phone No.: 937-382-1494

Address of Applicant: 600 Gillam Road, Wilmington, OH 45177

Name of Owner: Roberts Centre Management, LLC Address: _____

Premises affected, Street and No.: 123 Gano Road, Wilmington, OH 45177

Directions to Premises: Between _____ and _____

Lot Nos.: PID 190051801000000 in Liberty Township

Metes and Bounds Descriptions: _____

PRESENT ZONING: C-2 - General Commercial REQUESTED ZONING: PUD - Planned Unit Development

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

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



Signature of Applicant

State of Ohio, County of Clinton, and ss:
Subscribed and sworn to before me this 19 day of March 20 2024



Notary Public

My Commission expires 4-27, 20 26



MONETTE C RANDALL
Notary Public
State of Ohio
My Comm. Expires
April 27, 2026



Doc ID: 001687000006 Type: OFF
 Kind: DEED
 Recorded: 06/14/2011 at 03:47:09 PM
 Fee Amt: \$60.00 Page 1 of 6
 Clinton County, Ohio
 Brenda J. Huff County Recorder
 File# 2011-00002451

BK 810 PG 500-505

EXHIBIT A

TRANSFERRED

This Conveyance has been examined and the Grantor has complied with Section 319.202 of the Revised Code.

FEE EXEMPT *ex J*

Terence G. Habermehl, Clinton Co. Auditor

Transfer Fee: 50 Date: 6-14-11
KCC

Reserved for County

Reserved for Recorder

QUIT - CLAIM DEED

(Sect. 5302.11 O.R.C.)

Roberts Centre Management, LLC, an Ohio limited liability company, the Grantor, for valuable consideration paid, grants, to Roberts Centre Management, LLC, an Ohio limited liability company, the Grantee, whose tax mailing address is 600 Gillam Road, P.O. 271, Wilmington, Ohio, 45177, the following real property:

(See Legal Description on EXHIBIT A attached hereto)

Prior Instrument Reference: OR 718, Page 895

Tax Parcel No: 1900195528

NOTE: This Deed is given to record and establish of record an updated legal description prepared from a new survey of the property.

FNF/CLTIC

41582

LEGAL DESCRIPTION
R.L.R. Investments, LLC
27.492 Acres Tract

Situated in the Township of Liberty, County of Clinton, State of Ohio, being a part of V.M.S. No. 1733 and being the same real estate described as a 27.493 acres tract as conveyed to J. Heath Grisham and recorded in Official Record 718, Page 895 of the Clinton County Recorder's Office and being Survey Record 33, Plat 254 in the Clinton County Engineer's Office and being further bounded and described as follows:

Beginning at a Mag nail (found) in the centerline relocated Gano Road marking Centerline Station 106+55.60 on the right-of-way plans of Interstate 71, Section CLI-1-3.41 and being the southeasterly corner of a 3.60 acres tract as conveyed to Dan A. Giovis, et ux (O.R. 102, Page 19) and being Survey Record 12, Plat 25;

thence with Giovis' easterly line N 06 deg. 55 min. 40 sec. W, passing a 5/8" iron pin (set) at 56.12 ft., a total distance of 672.32 ft. to a 5/8" iron pin (set) marking Giovis' northeasterly corner;

thence continuing with Giovis' northerly line S 83 deg. 05 min. 51 sec. W, a distance of 59.44 ft. to a 1/2" iron pin (found, bent), said iron pin being the southeasterly corner of a 4.385

acres "Parcel I" as conveyed to Roberts Development Corporation (O.R. 207, Page 807) and being Survey Record 21, Plat 7;

thence with the easterly line of Roberts Development Corporation N 06 deg. 53 min. 43 sec. W, a distance of 401.26 ft. to a 5/8" iron pin (found), said iron pin being the southeasterly corner of a 4.42 acres tract as conveyed to The State of Ohio (D.B. 195, Page 7) and being Survey Record 11, Plat 350;

thence with the easterly line of The State of Ohio N 12 deg. 44 min. 52 sec. E, a distance of 399.36 ft. to a 5/8" iron pin (found), said iron pin being the southeasterly corner of a 3.10 acres tract as conveyed to A. Dale Adkins and E. Lynne Adkins, Co-Trustees (O.R. 511, Page 157);

thence with Adkin's southeasterly line N 30 deg. 40 min. 33 sec. E, a distance of 122.82 ft. to a 2" iron pipe (found), said iron pipe being the southeasterly corner of an 18.861 acres "Tract 5" as conveyed to Ramar Land Corporation (O.R. 767, Page 618) and being Survey Record 28, Plat 235;

thence with the southeasterly line of Ramar Land Corporation N 30 deg. 54 min. 16 sec. E, a distance of 60.31 ft. to a 5/8" iron pin (set), said iron pin being a corner to a 215.988 acres "Tract I" as conveyed to Roberts Development Corporation (O.R. 207, Page 804) and being Survey Record 25, Plat 168;

thence with a line of Roberts Development Corporation S 50 deg. 30 min. 55 sec. E, a distance of 1271.96 ft. to a 5/8" iron pin (set);

thence continuing with another line of Roberts Development Corporation, passing a corner thereof and continuing with a line of a 12.531 acres tract as conveyed to Roberts Development Corporation (O.R. 207, Page 812) and with the centerline of Gano Road S 29 deg. 13 min. 14 sec. W, a distance of 1225.56 ft. to a

VUL 0810 INCL 503

1/2" iron pin (found), said iron pin being in the northerly limited access right-of-way of Interstate 71 (CLI-1-3.41) as found in Plat Book 6, Page 138 and being a corner to 6.68 acres "Parcel 468WL" as conveyed to The State of Ohio (D.B. 190, Page 65);

thence with a line of The State of Ohio and being the limited access right-of-way line of Interstate 71 S 75 deg. 59 min. 49 sec. W, a distance of 27.04 ft. to a 5/8" iron pin (set), said iron pin being in a corner to an original 8.346 acres tract as conveyed to Roberts Development Corporation (O.R. 207, Page 827);

thence with the easterly line of Roberts Development Corporation N 06 deg. 33 min. 40 sec. W, passing a 1" iron pipe (found) at 145.80 ft., a total distance of 195.61 ft. to a Mag nail (set) in the centerline of the aforementioned relocated Gano Road marking Centerline Station 108+98.20;

thence with the centerline of relocated Gano Road, with a curve to the right, having a radius of 318.31 ft., an arc length of 145.70 ft., and a cord which bears N 83 deg. 02 min. 07 sec. W, a distance of 144.43 ft. to a Mag nail (set) at Centerline Station 107+52.50;

thence continuing with the center of relocated Gano Road N 69 deg. 55 min. 20 sec. W, a distance of 196.90 ft. to the beginning containing 27.492 acres of land.

Subject to all legal easements and rights-of-way of record,

Bearings are based upon the Grid Azimuth (AZ. 359 deg. 26 min. 03.7 sec.) between National Geodetic Survey and Clinton County Geodetic Survey Monuments "CLI016" AND "CLI002" and derived from GPS observations taken November 28, 2001.

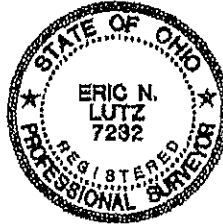
APPROVED FOR ACCURACY

Clinton County Engineers Map Dept.

Date: 6-14-11 Survey Vol: 39 Page: 04

Per: Whealy

Land surveyed in April 2011, under the direction of Eric N. Lutz, Registered Professional Surveyor No. 7232, the survey plat of which is referred to as Project No. S11-149 on file in the office of McCarty Associates, LLC, Hillsboro, Ohio.



Eric N. Lutz
Eric N. Lutz, P.S. 7232

PLANNED UNIT DEVELOPMENT DISTRICT

Section 1-General

Roberts Centre Management LLC owns a 27.493 Parcel property fronting on Gano Road and a private Road (Roberts Drive) in Liberty Township, Ohio – Parcel ID 190051801000000. This application hereby requests this property as a Planned Unit Development (PUD), which is currently a single parcel in the C-2 District. The Clinton County Zoning Resolution will apply, unless modified by one of the following sections.

Section 2 – Applicability

Unless otherwise stated, development within the Roberts Center PUD shall be governed entirely by these provisions and the provisions of the Clinton County Zoning Resolution, which are in effect at the time of issuance of any development permits. All standards and concepts imposed herein or as represented on the PUD Site Plan are part of the regulations which will govern how the PUD may be developed. Any standards found in the Clinton County Zoning Resolution that are not modified, varied, or addressed by this PUD document shall continue to apply to the PUD Site.

Section 3 – Provisions

A. Permitted Uses

1. Accessory use and structures customarily associated with the permitted uses and subject to the provisions of this Resolution.
2. All uses permitted in the Local and Town-Centered Commercial District (C-1).
3. Lumber and home improvement sales, provided all storage and operations are conducted within enclosed structures on the site.
4. Food, Lodging, and Beverage Uses
5. Theater, excluding drive-in theater.
6. New automobile and farm equipment sales, including accessory activities such as car storage, used car sales, and repairs.
7. **Campgrounds**

B. Conditional Use

1. All conditional uses for which conditional approval is required within the Local Commercial District (C-1).
2. Assembly or Dance Hall.
3. Open-air businesses developed with a permitted use and subject to the standards of the Clinton County Zoning Resolution.
4. Funeral Home or Mortuary.
5. Bowling alleys, indoor skating rinks, and similar recreational uses.
6. Warehouses/indoor storage associated with retail businesses.
7. Outdoor sales lots and displays, subject to the provisions of the Clinton County Zoning Resolution.

8. Recreational vehicle storage.
9. All drive-in or drive-thru facilities.
10. Transient, temporary amusements, subject to the provision of the Clinton County Zoning Resolution..
11. Auction or public sale facilities.
12. Recycling facilities, including reverse vending machines, collection and procession, subject to the provision of the Clinton County Zoning Resolution.
13. Wireless communication towers or facilities.

C. **Development Standards.** All standards are applicable to the described district unless approved as a modification to the Planned Unit Development (PUD) by the Clinton County Regional Planning Commission (CCRPC) process.

1. **Minimum Lot Area.**
Fifteen thousand (15,000) square feet and an area approved by the Clinton County Health Department for an on-site water and sewage disposal system (if required) and the required parking area as determined by the Clinton County Zoning Resolution.
2. **Minimum Lot Width**
No less than fifty (50) feet.
3. **Minimum Yard Setbacks and Building Height.**

Front Yard Setback (from Right-of-Way)	20 feet.
Side Yard Setback (from Property Line)	20 feet for structures and 20 feet for paved areas when abutting single-family residential lots, for areas abutting non single-family residential lots 15 feet for structures and 10 feet for paved areas.
Rear Yard Setback (from Property Line)	20 feet.
Maximum Building Height	70 feet.
4. **Maximum Structure or Impervious Surface Coverage of the Lot as a Percentage of the Lot Area.**
Eighty (80) percent.
5. **Site lighting shall be designed to provide cut-off type fixtures limiting spillover onto adjacent properties**

Page	: 1 of 1	03/23/2024 08:41:26	Ad Number	: 90354893
Order Number	: 90189692		Ad Key	:
PO Number	: RZC 2024-3 April 10		Salesperson	: HL10 - Ann Runyon-Elam
Customer	: 40013893 Clinton County Board Of Zoning		Publication	: 3201-Wilmington News Journal
Contact	:		Section	: Legals
Address1	: 111 S. Nelson Ave.		Sub Section	: Legals
Address2	:		Category	: Legals
City St Zip	: Wilmington OH 45177		Dates Run	: 03/27/2024-03/27/2024
Phone	: (937) 382-3335		Days	: 1
Fax	:		Size	: 2 x 3.42, 29 lines
Credit Card	:		Words	: 226
Printed By	: ARUNYON-ELAM		Ad Rate	: Legal - lwnj03
Entered By	: ARUNYON-ELAM		Ad Price	: 124.00
			Amount Paid	: 0.00
			Amount Due	: 124.00
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 10th, 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 Stan Richards, Agent, for the parcel located at **123 Gano Road, Wilmington, OH, 45177**, (parcel #190051801000000) being 27.49 acres in Liberty Township from **C-2 General Commercial District to PUD Planned Unit Development**. The property is owned by Roberts Centre Management, LLC. (Docket# RZC2024-3)

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)
90189692

PARCEL ID	OWNER	ADDRESS	CITY	STATE	ZIP CODE
1900505010000000	ROBERTS DEVELOPMENT CORPORATION	PO BOX 271	WILMINGTON	OH	45177
1900512030000000	RLR INVESTMENTS LLC				
1900516010000000	RAMAR LAND CORPORATION	600 GILLAM RD	WILMINGTON	OH	45177
1900516020000000	RAMAR LAND CORPORATION				
1900516030000000	RAMAR LAND CORPORATION				
1900517020000000	JOHN E MAYER	1810 N NELSON AVE	WILMINGTON	OH	45177
1900517040000000	STATE OF OHIO	505 S SR 741 2ND FLOOR	LEBANON	OH	45036
1900517050000000	ROBERTS DEVELOPMENT CORPORATIO				
1900517060000000	SSA DELAWARE LLC	539 S MAIN ST	FINDLAY	OH	45840
1900517060000000	PILOT TRAVEL CENTERS #016	PO BOX 54470	LEXINGTON	KY	40555
1900517070000000	JAMES C MOORE JR AND MARY VIRGINIA MOORE LT	6539 ARLINGTON BLVD	RICHARD	CA	94805
1900517080000000	ROBERTS DEVELOPMENT CORPORATIO				
1900517090000000	MARY LOUISE KELLUM RLT	3752 SR 68 N	WILMINGTON	OH	45177
1900517100000000	MARY LOUISE KELLUM RLT				
1900517110000000	MARY LOUISE KELLUM RLT				
1900517120000000	RLR INVESTMENTS LLC				
1900517200000000	ROBERTS DEVELOPMENT CORPORATIO				
1900517210000000	RAMAR LAND CORPORATION				
1900517220000000	MCDONALDS REAL ESTATE COMPANY	1 MCDONALDS PLAZA	OAK BROOK	IL	60523
1900517220000000	MCDONALDS REAL ESTATE COMPANY	5843 US 68	WILMINGTON	OH	45177
1900517220000000	MCDONALDS REAL ESTATE COMPANY C/O MATTHEW BROV	11333 DEERFIELD RD	CINCINNATI	OH	45242
1900517220000100	TRUE NORTH ENERGY LLC	10346 BRECKSVILLE RD	BRECKSVILLE	OH	44141
1900517230000000	TRUE NORTH ENERGY LLC	5565 AIRPORT HWY	TOLEDO	OH	43615
1900518010000000	ROBERTS CENTRE MANAGEMENT LLC				
1900518020000000	ROBERTS DEVELOPMENT CORPORATIO				
1900518030000000	ROBERTS DEVELOPMENT CORPORATIO				
1900516040000000	RAMAR LAND CORPORATION				
19005130100000CA	RLR INVESTMENTS LLC				
1900517030000000	CCM LLC	6002 US 68 N	WILMINGTON	OH	45177
1900517030000000	CCM LLC	3527 W SR 73	WILMINGTON	OH	45177



Clinton County Building and Zoning

111 S Nelson Ave, Suite 8

Wilmington, Ohio 45177

Stan Richards
600 Gilliam Road
Wilmington, Ohio 45177

March 28, 2024

Re: Rezoning Application

Dear Mr. Richards:

This letter is to inform you that your application for rezoning parcel 190051801000000; 123 Gano Road, Wilmington Ohio 45177 has been accepted and considered complete March 21, 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.

The fee was sent to you with a pay link. The fee must be paid prior to the hearing April, 10 2024.

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". The signature is fluid and cursive, with a long, sweeping tail that extends to the right.

Stephanie Austin

Manager of Clinton County Building and Zoning