



COMMUNITY CONNECTS US

New Albany Planning Commission

DRAFT Meeting Minutes

Monday, April 17, 2023

I. Call to order

The New Albany Planning Commission met on Monday, April 17, 2023 in the New Albany Village Hall. Chair Kirby called the meeting to order at 7:01 p.m.

II. Roll call

Those answering roll call:

Mr. Kirby	present
Mr. Wallace	present
Mr. Schell	absent
Ms. Briggs	present
Mr. Larsen	present
Council Member Brisk	present

With 4 members present, the Planning Commission had a quorum to transact business.

Staff members present: Law Director Ben Albrecht, Planning Manager Steve Mayer, Planner Chelsea Nichols, Engineer Will Walther, Deputy Clerk Christina Madriguera.

III. Action on minutes: April 3, 2023

Chair Kirby noted one correction to the April 3, 2023 meeting minutes. The word “site” on page 4 should be “sight” as properly used to describe the sight lines of the proposed right of way.

Commissioner Wallace moved for approval of the April 3, 2023 meeting minutes as corrected. Commissioner Briggs seconded the motion.

Upon roll call: Mr. Wallace, yes; Ms. Briggs, yes; Mr. Larsen, yes; Mr. Kirby, yes. Having 4 yes votes; 0 no votes; and 0 abstentions, the April 3, 2023 meeting minutes were approved as corrected.

IV. Additions or corrections to agenda

Chair Kirby asked if there were any additions or corrections to the agenda.

Planning Manager Mayer answered there were not.

Chair Kirby administered the oath to all present who planned to address the commission and further mentioned that now would be a good time for all present to silence any noise-making devices.

V. Hearing of visitors for items not on tonight's agenda

Chair Kirby asked if there were any visitors present who wished to address the commission for items not on tonight's agenda.

There was no response.

VI. Cases:

VAR-42-2023 Variance

Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs for a Wendy's development located generally near the southwest corner of US-62 and an unnamed private drive (PID: 222-005166-00).

Applicant: The McIntosh Group, c/o Mark Lamzik

Chelsea Nichols delivered the staff report.

Chair Kirby asked for comments from engineering.

Engineer Walther stated that engineering had no comments.

Chair Kirby asked for comments from the applicant.

Mr. Simpson, on behalf of the applicant Wendy's, thanked Planner Nichols for her report. He thanked the commission for granting their prior variance request which allowed for the installation of a larger sign than permitted by code, and he explained that this sign met code requirements in terms of size but he sought another variance for use of a digital sign. He further stated that he agreed with the findings and conditions in the staff report.

Chair Kirby asked staff if there were hours of operations limits on the applicant.

Planning Manager Mayer answered no.

Kirby asked whether the applicant was willing to turn off the sign when the restaurant was closed.

Mr. Simpson responded that he was.

Chair Kirby asked whether he would agree to that as a condition.

Mr. Simpson answered that he would.

Commissioner Larsen asked the applicant why he reduced the size of the sign after he had received approval for larger sign.

Mr. Simpson explained that technology permitted them to make a smaller sign.

Council Member Brisk clarified that the size variance was no longer needed.

Planner Nichols stated that because a variance for the 48-square foot sign was granted previously, staff recommends that a condition of approval for this application explicitly state that the size of the proposed sign is not to exceed 32 square feet as stated in code.

Chair Kirby opened the public hearing.

Rick Wener, owner of the Dairy Queen on Johnstown Road stated that he welcomed the new Wendy's restaurant. He nonetheless requested that this variance be denied but that use of digital signs be made available outside of the variance process.

Chair Kirby addressed Council Member Brisk, stating that this was not the first time this issue had arisen before the commission in the variance process and that the commission had imposed similar conditions upon each variance granted. For those reasons it seemed appropriate for the city council to revisit the regulatory framework regarding digital signs to determine whether the variance process was the best means of addressing digital signs.

Council Member Brisk recalled that among the reasons for approval of the variance for the larger sign in this case was that the sign would face the private drive and that there was significant screening. She further remarked that she was unsure whether we wanted to remove all restrictions on the usage of digital signs.

Chair Kirby agreed and clarified that he was not advocating for lifting of all restrictions. He was concerned about the variance process itself, if multiple variances were granted with the same conditions then the variances ceased to become specific to the property. He continued that considering the increasing frequency of variance applications, perhaps a use or conditional use process rather than the variance process would be more appropriate.

Law Director Albrecht stated that he tended to agree with Chair Kirby's observation. If variances are routinely granted with the same conditions, it is questionable whether it is a variance at all.

Commissioner Larsen asked staff whether the approvals for all digital signs were facing a private drive.

Planner Nichols answered yes, so far.

Commissioner Wallace asked whether the commission was discussing menu boards or signs, and further observed that when the code was drafted, these types of signs were unusual. He noted the approval of an electronic sign for the carwash facing SR 62. He also pointed out that business owners are aware of the code restrictions when they decide to open their businesses in New Albany, that being said, there are circumstances where this has become a technology issue and changing the ordinances may be appropriate.

Chair Kirby stated that the code has categories for uses and conditional uses and wondered whether digital signs should be provided for in those categories.

Planning Manager Mayer stated that under the current code, the size of the sign and whether the sign is digital are all variances.

Council Member Brisk stated that if the Planning Commission recommends a change to the regulatory structure to address digital signs, Council will study that issue and the conditions necessary for usage of digital signs. She further cautioned that new code provisions should not be overly broad. Finally, she stated that review of this issue was timely.

Chair Kirby moved to accept the staff reports and related documents into the record for VAR-42-2023. Commissioner Larsen seconded the motion.

Upon roll call: Mr. Kirby, yes; Mr. Larsen, yes; Ms. Briggs, yes; Mr. Wallace, yes. Having 4 yes votes; 0 no votes; and 0 abstentions, the staff reports and related documents were accepted into the record.

Commissioner Briggs moved for approval of application VAR-42-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval, and the following additional condition:

Condition 6. That the sign is off when the restaurant is closed.

Commissioner Larsen seconded the motion.

Upon roll call: Ms. Briggs, yes; Mr. Larsen, yes; Mr. Wallace, yes; Mr. Kirby, yes. Having 4 yes votes; 0 no votes; and 0 abstentions, the variance was approved.

Chair Kirby and the commission wished the applicant good luck and also thanked Mr. Wener for his testimony.

PPL-43-2023 Preliminary Plat

Preliminary Plat for the dedication of Horizon Court extension (PIDs: 095-111756-00.011, 095-111756-00.013, 095-111756-00.000, 095-111732-00.000, 037-112062-00.000).

Applicant: City of New Albany

Planner Nichols delivered the staff report.

Chair Kirby asked for comments from engineering.

Engineer Walther stated that engineering had no comments.

Chair Kirby asked what the distance was between the edge of the 25-foot easement and the center of Blacklick Creek.

Planning Manager Mayer stated they were working with the property owner now for the city to accept the 25-foot conservation easement and he believed that the distance from the center line of the creek and the 25 foot easement at the edge of the pavement was at least 50 feet, so it preserves the 25-foot conservation easement and is in compliance with the riparian corridor requirements. He continued that the development department was working with the property owner on language that would allow the city, in the future, to include some park-like amenities including benches, permeable pavements, and other amenities. Typical conservations do not permit park-like improvements but the city is working with the EPA to secure approval for the use of minimal improvements such as mulch and permeable pavements.

Chair Kirby responded that he was not thrilled with mulch in the floodplain because when flooding occurs, water transports the mulch to unintended locations. He further clarified with Planning Manager Mayer that the distance from the edge was at least 50 feet.

Commissioner Briggs noted the line of the road and wondered why the road was not directed further southward and farther away from the creek.

Planning Manager Mayer responded that it was the result of working with the property owners to maximize usable space and also to promote alignment with the creek and with existing roads.

Commissioner Briggs asked whether it was a two-lane road.

Planning Manager Mayer responded that it would be a two-lane road, the same as Horizon Ct. to the west.

Josh Ginnetti, with EHM&T, the city's design consultant, further explained that the road would be intentionally striped with two lanes but would be built wide enough for a third lane if needed.

Commissioner Briggs asked about the surrounding property owners.

Engineer Walther responded by stating Pharmavite, Axium, and MBJ/Lincoln Properties were among the property owners.

Commissioner Briggs confirmed the location of Clover Valley Road on the site plan.

Planner Nichols stated for context, the batch plant that was approved by the commission last month is located in the triangle area to the north and south of the new roadway.

Chair Kirby confirmed that the creek conservation zone was envisioned at 100 feet wide.

Planning Manager Mayer responded yes, it was a minimum of 25 feet always on one side with a total of 100 feet.

Chair Kirby moved for acceptance of staff reports and related documents into the record for PPL-43-2023. Commissioner Larsen seconded the motion.

Upon roll call: Mr. Kirby, yes; Mr. Larsen, yes; Mr. Wallace, yes; Ms. Briggs, yes. Having 4 yes votes; 0 no votes; and 0 abstentions, the staff reports and related documents were accepted into the record.

Chair Kirby made a motion for approval of application PPL-43-2023 based on the findings in the staff report with the conditions listed in the staff report, subject to staff approval, and the following condition:

That the distance between the center line of the creek and the edge of the 25 foot easement at the periphery of the road is 50 feet or more.

Commissioner Briggs seconded the motion.

Upon roll call: Mr. Kirby, yes; Ms. Briggs, yes; Mr. Wallace, yes; Mr. Larsen, yes. Having 4 yes votes; 0 no votes; and 0 abstentions, the preliminary plat application was approved.

VII. Other business

Chair Kirby asked if there was other business to come before the commission.

Staff answered no.

VIII. Poll members for comment

Chair Kirby asked if there were comments from the members.

There was no response.

IX. Adjourn

Having no further business, the New Albany Planning Commission adjourned at 7:32 p.m.

Submitted by: Christina Madriguera, Esq., Deputy Clerk.

Appendix

VAR-42-2023

Staff Report

Record of Action

PPL-43-2023
Staff Report
Record of Action



**Planning Commission Staff Report
April 17, 2023 Meeting**

**WENDY'S
DIGITAL MENU BOARD SIGN VARIANCES**

LOCATION: 9920 Johnstown Road (PID: 222-005166)
APPLICANT: The McIntosh Group, c/o Mark Lamzik
REQUEST: (A) Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs.
ZONING: Infill Planned Unit Development (I-PUD): Canini Trust Corp, subarea 8a
STRATEGIC PLAN: Retail
APPLICATION: VAR-42-2023

Review based on: Application materials received March 16, 2023.

Staff report prepared by Chelsea Nichols, Planner

I. REQUEST AND BACKGROUND

This application is for a variance request relating to signage for an approved final development plan (FDP-07-2023) for a Wendy's dine-in restaurant with a drive-thru on a 1.817-acre site.

The applicant requests the following variance:

- (A) Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs.

II. SITE DESCRIPTION & USE

The site is located on the southwest corner of US-62 and Private Drive within the Canini Trust Corp. The site is 1.817 acres and is currently undeveloped. The applicant proposes to install one digital pre-sell board and one digital menu board, both located at the drive-thru area to the rear of the Wendy's restaurant.

III. EVALUATION

The application complies with application submittal requirements in C.O. 1113.03, and is considered complete. The property owners within 200 feet of the property in question have been notified.

Criteria

The standard for granting of an area variance is set forth in the case of *Duncan v. Village of Middlefield*, 23 Ohio St.3d 83 (1986). The Board must examine the following factors when deciding whether to grant a landowner an area variance:

All of the factors should be considered and no single factor is dispositive. The key to whether an area variance should be granted to a property owner under the "practical difficulties" standard is whether the area zoning requirement, as applied to the property owner in question, is reasonable and practical.

1. *Whether the property will yield a reasonable return or whether there can be a beneficial use of the property without the variance.*
2. *Whether the variance is substantial.*
3. *Whether the essential character of the neighborhood would be substantially altered or adjoining properties suffer a “substantial detriment.”*
4. *Whether the variance would adversely affect the delivery of government services.*
5. *Whether the property owner purchased the property with knowledge of the zoning restriction.*
6. *Whether the problem can be solved by some manner other than the granting of a variance.*
7. *Whether the variance preserves the “spirit and intent” of the zoning requirement and whether “substantial justice” would be done by granting the variance.*

Plus, the following criteria as established in the zoning code (*Section 1113.06*):

8. *That special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the same zoning district.*
9. *That a literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Ordinance.*
10. *That the special conditions and circumstances do not result from the action of the applicant.*
11. *That granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Ordinance to other lands or structures in the same zoning district.*
12. *That granting the variance will not adversely affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.*

III. RECOMMENDATION

Considerations and Basis for Decision

(A) Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs.

The following should be considered in the Commission’s decision:

1. C.O. 1169.04 states that digital/electronic signs are a prohibited sign type. The applicant proposes to allow digital menu board signs to be used on the site, therefore a variance is required.
2. The Planning Commission approved the same variance request for other restaurants with drive-thrus such as Popeyes and Dunkin Donuts which are located in the same general vicinity. Both approvals include common conditions:
 - a. The electronic menu-board signs do not display any flashing graphics, nor may animated or moving graphics take up more than 33% of the menu board sign area;
 - b. The menu must be static so it not be used as a reader board with scrolling or frequent display changes; and
 - c. Wherever possible, additional landscape screening for the menu board must be added, subject to staff approval.
3. The Popeyes variance approval also includes a condition that an automatic brightness dimmer is installed to ensure the menu sign is not overly bright.
4. As part of the current request, the applicant commits to the content on the menu board sign to be static, no video or continuous movement, and the light level of the digital menu board sign is dimmable and contains a built-in sensor to automatically adjust to ambient

- lighting. The digital pre-sell board features and content also abide by these same commitments.
5. The placement of the digital menu board signs are directed away from public roads and the heavy landscape buffer requirements provides additional screening from off-site view. At the time of final development plan approval, the planning commission reviewed and approved several variances related to signage under application VAR-15-2023. Approval of that application required additional landscape screening for the menu board sign due to its size. That same requirement shall be carried forward with the new proposed sign and the city staff recommends a condition of approval that wherever possible, additional landscape screening for the menu board must be added, subject to staff approval.
 6. The menu board sign approved under application VAR-15-2023 is 48 square feet (code permits 32 square feet). The proposed digital menu board sign would be installed in-lieu of that sign and is only 29.78 square feet. The proposed digital menu board sign is a reduction in size in order to meet code requirements. To ensure this is carried forward at the time of permitting and installation, the city staff recommends a condition of approval that the digital menu board sign not exceed the maximum 32 square feet allowable by code unless another variance is reviewed and approved by the planning commission.
 7. The pre-sell board sign that was approved under application FDP-09-2023 is compliant with code at 11 square feet. The digital pre-sell board that is proposed in-lieu of the non-digital sign is also a reduction in size at 9.9 square feet.
 8. The signs meet all other menu board sign requirements in city code which requires the following:
 - a. The sign is located on the property to which it refers;
 - b. The sign is not visible from the public right-of-way;
 - c. The sign is single-face only and does not exceed thirty-two (32) square feet in size; and,
 - d. The sign is not placed in front of the building setback line.
 9. The city sign code states the purpose of the sign regulations are intended to provide design regulations for sign types so that they may fit harmoniously with structures and their surroundings. It is the intent of these regulations to prevent signs from becoming a distraction or obstruction to the safe flow of pedestrian and vehicular traffic, to prevent signs from becoming a nuisance factor to adjacent properties or uses, to protect and encourage a healthful economic and business environment in the community, and thereby protect the general health, safety, and welfare of the community. Accordingly, the city sign code Codified Ordinance Chapter 1169.04 lists flashing, animated, and electronic signs as prohibited sign types. The city staff recommends a condition of approval requiring that the menu board sign does not employ any animated or flashing features on the sign.
 10. Additionally, in order to abide by the spirit and intent of a typical menu sign, as stated above, the applicant commits to the menu be static so it is not used as a reader board with scrolling or frequent display changes. The city staff recommends this be a condition of approval.
 11. To prevent the sign from becoming a nuisance factor to adjacent properties or uses at night, as stated above, the applicant commits that an automatic brightness dimmer be installed to ensure the sign is not overly bright. The city staff recommends a condition of approval.
 12. It does not appear that the variance would adversely affect the delivery of government services, affect the health and safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity.

II. SUMMARY

The electronic menu board sign may be appropriate if there are parameters in place to ensure the sign is unobtrusive as possible to ensure it doesn't become a nuisance or distraction. The Planning

Commission approved the same variance request for multiple sites within the Canini Trust Corp and Walton-62 zoning districts for Popeyes and Dunkin Donuts. The variances were approved with additional restrictions and regulations regarding the display and brightness of the sign to ensure it meets the purpose of the sign code regulations and is unobtrusive as possible. The variances were also approved with consideration on where the sign is oriented, additional landscaping be added, and that the signs meet all other code requirements. Given the fact that this application commits to the same consistent standards, the request does not appear to be substantial.

V. ACTION

Should the Planning Commission find that the application has sufficient basis for approval, the following motion would be appropriate:

Move to approve application VAR-42-2023, subject to the following conditions:

1. The electronic menu-board signs do not display any flashing, moving or animated graphics;
2. The menu-board signs must be static so they are not used as a reader board with scrolling or frequent display changes;
3. An automatic brightness dimmer is installed to ensure the menu sign is not overly bright;
4. Wherever possible, additional landscape screening for the menu board must be added, subject to staff approval; and
5. The digital menu board sign shall not exceed the maximum 32 square feet allowable by code unless another variance is reviewed and approved by the planning commission.

Approximate Site Location:



Source: Google Earth



Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear Mark Lamzik - The McIntosh Group,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, April 18, 2023

The New Albany Planning Commission took the following action on 04/17/2023 .

Variance

Location: 9920 Johnstown Road (PID: 222-005166)

Applicant: Mark Lamzik - The McIntosh Group,

Application: PLVARI20230042

Request: Variance to C.O. 1169.04 to allow digital menu board signs where code prohibits digital/electronic signs.

Motion: To approve with conditions.

Commission Vote: Approved with Conditions, 4-0

Result: Variance, PLVARI20230042 was Approved, by a vote of 4-0.

Recorded in the Official Journal this April 18, 2023

Condition(s) of Approval:

1. 1. The electronic menu-board signs do not display any flashing, moving or animated graphics;
2. The menu-board signs must be static so they are not used as a reader board with scrolling or frequent display changes;
3. An automatic brightness dimmer is installed to ensure the menu sign is not overly bright;
4. Wherever possible, additional landscape screening for the menu board must be added, subject to staff approval;
5. The digital menu board sign shall not exceed the maximum 32 square feet allowable by code unless another variance is reviewed and approved by the planning commission; and
6. That the digital menu board sign and digital pre-sell sign be turned off and not be on when the restaurant is closed.

Staff Certification:

Chelsea Nichols

Chelsea Nichols

Planner



**Planning Commission Staff Report
April 17, 2023 Meeting**

**HORIZON COURT EXTENSION
PRELIMINARY PLAT**

LOCATION: Generally between Horizon Court, Harrison Road and Clover Valley Road in Licking County (PIDs: 095-111756-00.011, 095-111756-00.013, 095-111756-00.000, 095-111732-00.000, 037-112062-00.000).

APPLICANT: City of New Albany

REQUEST: Preliminary Plat

ZONING: Limited General Employment (L-GE) and Technology Manufacturing District (TMD)

STRATEGIC PLAN: Employment Center

APPLICATION: PP-43-2023

Review based on: Application materials received March 30, 2022.

Staff report completed by Chelsea Nichols, Planner.

I. REQUEST AND BACKGROUND

The application is for a preliminary plat to dedicate right-of-way which accommodates the construction of a new public roadway. The extension and connection provide access to existing and new development sites within the New Albany International Business Park.

The applicant must return to the Planning Commission at a later date for review and approval of a final plat application prior to the right-of-way being accepted by City Council.

II. SITE DESCRIPTION & USE

The proposed right-of-way dedication extends eastward from the existing portion of Horizon Court, intersects with the existing Harrison Road and then continues eastward until it intersects with Clover Valley Road. The properties are zoned L-GE and TMD and are currently vacant.

III. PLAN REVIEW

Planning Commission's review authority of the preliminary plat is found under C.O. Section 1187. Staff's review is based on city plans and studies, zoning text, zoning regulations.

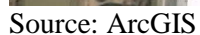
- This preliminary plat dedicates right-of-way to the city of New Albany which accommodates the construction of a new public roadway. The dedication extension consists of approximately 6,168.80 linear feet of new right-of-way for a total of 8.412+/- acres. There are no reserves being platted or lots being created within this new right-of-way extension.
- The plat dedicates 60' of right-of-way. The street extends through the Jug Street North zoning district, the proposed Harrison Road Triangle zoning district, and Technology Manufacturing zoning district. The plat includes new utility, drainage and streetscape easements. The width of the new easements on each side of the right-of-way is 25 feet. The necessary easements have been established and are to be recorded via separate instruments as part of the public street construction project. Existing easements are reflected on the plat.
- Based on the roadway typologies in the immediate area, this proposed roadway is best classified as a Business Park road character classification as described in the Engage New Albany Strategic Plan. The new road should be designed in order to accommodate heavier traffic traveling into the business park. The 60 feet of right-of-way, coupled with the proposed

- The proposed drainage, streetscape and utility easements on both sides of the street are to be recorded via separate instruments to ensure all of the desired street improvements can be accommodated.

The city engineer has reviewed the referenced plan in accordance with the engineering related requirements of Code Section 1159.07(b)(3) and has no comments.

The proposed road plat is consistent with the goals and objectives found in the Engage New Albany strategic plan for this area. One of the mobility goals within the Engage New Albany strategic plan is to maximize connectivity and safety of New Albany's network. It is a priority of the plan to distribute traffic throughout the roadway network. This road will serve as additional connection within the New Albany Business Park and provide access for existing and new development sites in the future. This connection results in Horizon Court no longer being a cul-de-sac and connects that portion of the business park to the supplier park.

Approximate Site Location:





Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear EMH&T c/o Josh Ginnetti,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.



Community Development Department

Decision and Record of Action

Tuesday, April 18, 2023

The New Albany Planning Commission took the following action on 04/17/2023 .

Preliminary Plat

Location: Generally between Horizon Court, Harrison Road and Clover Valley Road in Licking County (PIDs: 095-111756-00.011, 095-111756-00.013, 095-111756-00.000, 095-111732-00.000, 037-112062-00.000).

Applicant: EMH&T c/o Josh Ginnetti,

Application: PLPP20230043

Request: Review and approval of a preliminary plat.

Motion: To approve with one condition.

Commission Vote: Motion Approved, 4-0

Result: Preliminary Plat, PLPP20230043 was Approved, by a vote of 4-0.

Recorded in the Official Journal this April 18, 2023

Condition(s) of Approval:

1. That the road alignment be such that the 25' easement be 50' from center line of Blacklick creek.

Staff Certification:

Chelsea Nichols
Planner