

Description of conditional use:

We are interested in utilizing 7 acres of our 9.44 acre residential property as a Private Outdoor Recreational Facility/Learning Center to promote environmental education and engage our community. Our current facilities will offer space for environmental classes/activities. It is our intent to add agriculturally themed attractions that will compliment the experience of all participants. Our principle institutional goals are environmental education, promoting natural resource stewardship practices, and outreach opportunities for likeminded individuals.

We will partner with local school districts, non-profits and interest groups to provide a space for entertainment and outdoor learning experiences for our community. Our business, or potentially non-profit corporation, will be entirely committed to participating in Morrow County's Comprehensive Land Use plans goals (set in 2005) of improving the social capital of our communities by preserving natural resources, promoting green spaces, and offering a safe space for connecting residents of all ages and our community.

Plan for proposed Use (triplicate):

For location of buildings, parking, loading areas, traffic access, circulation drives, open space, landscaping, utilities, signs, yards, and refuse and service areas, please refer to **Exhibit A** (see attached Proposed Use Aerial map).

Note: In addition to the main business signs shown on the aerial image, we will also have small signs throughout the property to guide traffic flow, ensure safety, and also for interpretive purposes.

Supporting information for application (#6 on application)

Economic – We do not foresee any negative economic impact on our neighbor's real estate value because there will be minor additional construction or alteration to the existing use of our property. All changes or additions will be geared toward agriculture that will not adversely affect property values to the adjoining or adjacent properties. Dependent on building permits, our future projects include: adding an overhang the length of our pole barn on the east side that will house an outdoor animal enclosure that will be accessed from indoor stalls. We plan to also install a series of corrugated drainage tile slides for guest entertainment as well as an elevated play structure for goats near our outbuilding in the back of the property. Our existing fence line will be improved for safety and aesthetic reasons. Part of our business plan includes involving local community business and individuals, non-profits, and farmers to aid in our success. As we continue to grow and develop our business clientele, we anticipate a positive economic and social impact on our local community.

Effects on Adjoining Properties and General Compatibility with Adjacent and Other Properties in the District:

Noise – As shown in **Exhibit B** (Neighboring Properties) there is only one residential property that could potentially be affected by noise generated from our business. However, there are no activities or events that we foresee having a negative audio impact. Potential noise generators include motorized vehicles (lawn mower, off road vehicles, tractors) livestock, and foot traffic.

We are surrounded on two sides of our property by farm ground (North and West). On the south side, we are partially surrounded by farm ground (southwest) and an abandoned residential property (southeast). Our east side property line touches the Mowrey residence whose residential corridor abuts with our wood line. We do not anticipate any noise that would negatively affect Mr. Mowrey and we have spoken at length with him about our future plans. To ensure his privacy we will incorporate a buffer zone within the wooded parcel to keep any noise generated from foot traffic to a minimum.

Glare – Due to our limited operation hours, we do not foresee any problems related to glare. During business hours, we will depend solely on natural lighting. We do not foresee the need to install any additional lighting that will cause problems with glare. At this point, we plan to install an additional security light through Mid Ohio Electric Cooperative.

Odor – Potential offenders include trash and animal waste. These two items however will be kept at bay with proper daily management and weekly disposal. See below for details on trash management.

Landscaping – We plan on hiring a landscape professional to develop a plan to install aesthetically pleasing trees, shrubs and grasses in front of the existing fence line that runs parallel to County Rd. 59. The intent is to increase curb appeal while also creating a natural sight and noise barrier for potential future residents on the south side of our property. We will also increase landscape beds in front of our existing pole barn.

List of Property Owners & Addresses Contiguous to Proposed Property

Contiguous Property Owners:

ABM Farms (Farm ground - Tax Map #s 350-437)

Robert Mowrey (Tax Map #45)

1805 CR 59

Caledonia, OH 43314

Surrounding Property Owners:

Kimberly K. Poling (Tax Map #104)
1770 CR 59
Caledonia, OH 43314

Doris Hindman (Tax Map #235 & 343-381)
1809 CR 59
Caledonia, OH 43314

Randy & Dixie Stafford (farm ground – Tax Map #100-346)
Mailing Address:
2576 County Road 59
Edison, Ohio 43320.

We have reviewed and recognize that we will meet the criteria set forth in **Section 4.10** “General Criteria for all Conditional Uses.”

We meet the conditions of the following requirements set forth by **Section 4.2** “Specific Development Standards”:

1. Our parking entrance and exit is approximately 0.5 mile from the nearest intersection.
2. We will not be installing any new lighting that will constitute a nuisance or impair safety of moving vehicles on the street. We currently have no immediate plans for new outside lighting installations.
3. At this time, we have no plans to install floodlights, searchlights or loud speakers.
4. The waste area in its entirety will not be visible to passing vehicles or neighbors as it will be screened with a privacy fence. A large focus of our business model is to promote sustainable use of our natural resources. Therefore, we will be implementing a recycling program for all materials used on the premise. The recycling receptacles will be monitored daily and disposed of on a weekly basis. Anything that cannot be recycled will be housed in a proper industrial waste container that will be emptied and disposed of properly by a waste management company on a weekly basis (*presently we utilize Blevins Waste Removal Services*). Any plant based and animal waste organics will be separated for composting purposes. The compost will be maintained pest and odor free by proper implementation and management and will also be screened from view by privacy paneling.

Land Use Plan Statement

Applicant: Emily Ollervides

Applicant No. _____

- 5. If our conditional use permit is approved by the board any future drainage provisions or grading will be prepared and registered Engineer and submitted to the Zoning Department for review if applicable.

Our fall season operating schedule will be September 1 – November 15 (Thursday – Sunday operating from 11am-6pm daily). We will also be open April through August by appointment only for scheduled special events (Wednesday – Sunday 10am-7pm). The total operating days on an annual basis is approximated at 100.