

\$150  
Rezone

APPLICATION FOR ZONING AMENDMENT  
Morrow County, Ohio

Application No ZA-1304  
~~87413~~

The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below:

1. Name of Applicant Duane N. Leonhard  
Mailing Address 5242 C. R. 110, MT GILEAD OH 43338  
Phone Number Home 419-560-3167  
Business \_\_\_\_\_

2. Locational Description: Subdivision Name A.C.A.  
Section 11 Township GILEAD 13N Range 21W  
Block \_\_\_\_\_ Lot No. \_\_\_\_\_

(If not located in a subdivision attach legal description)

3. Existing Use Agricultural / Waste

4. Present Zoning District Ag

5. Proposed Use Commercial - C2 for Professional Offices - Banking

6. Proposed Zoning District C2 --

7. Supporting Information: Attach the following items to the application:

- a. A vicinity map showing property lines, streets, and existing and proposed zoning.
- b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
- c. A statement of how the proposed rezoning relates it to the Comprehensive Plan.
- d. The proposed amendment to the zoning map or text in ordinance (resolution) form, approved as to form by the City (Village, County, Township) Legal Advisor.

Date 7-8-13

Duane N. Leonhard  
Applicant

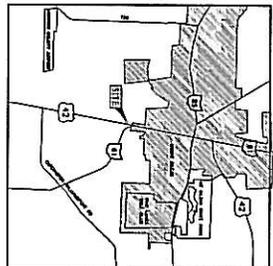
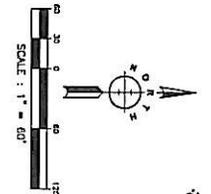
For Official Use Only  
(Zoning Commission)

Paid \$150

Date Filed 8-26-13

PTK/Davis (filled in for Dan)  
Zoning Commission

Date of Notice in Newspaper \_\_\_\_\_

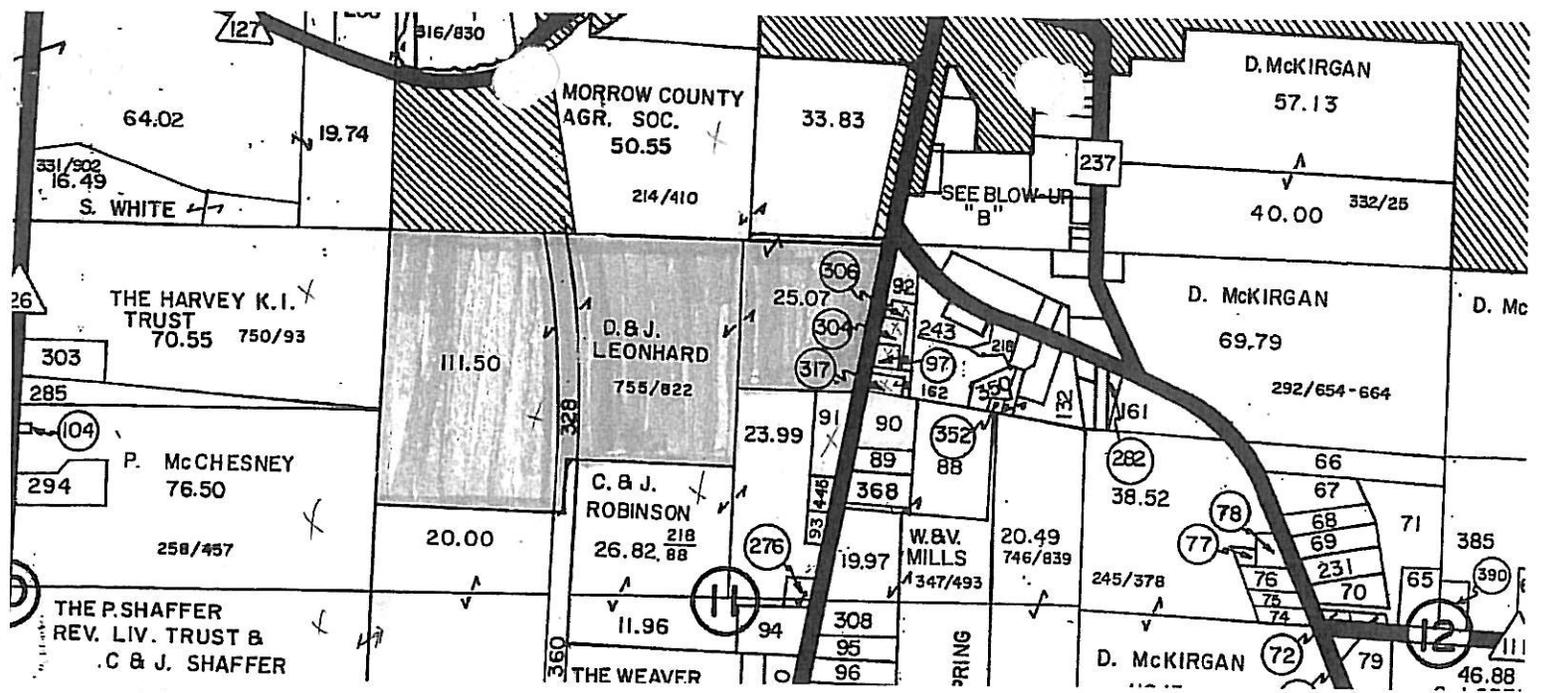


- LEGEND**
- P/L --- PROPERTY LINE
  - R/W --- RIGHT-OF-WAY
  - EX --- EX. ELECTRIC
  - P --- POWER POLE

**SITE DATA:**  
 TOTAL SITE AREA: 6.07 AC.  
 PARKING SPACES: 60

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

DATE: 08-07-13 SHEET: 1 OF 1	<b>P. Systems, Inc.</b> 171 Charming Circle, Dr. Mountgilead, Ohio 43338 Phone: (614) 891-4750 Fax: (614) 891-4750	REVISIONS NO. 1	DATE	AG CREDIT NEW OFFICE US ROUTE 42 MT. GILEAD, OHIO 43338
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199 acres  
 211 acres  
 (92) Mid Ohio Pool - Supply, Inc.  
 5376 US Highway 42  
 Mt. Gilead, Ohio 43328

(307) D. Pizor 1.27 acres  
 5362 US Highway 42  
 Mt. Gilead, Ohio 43328

(97) J & J Johnson .85 acres  
 Jeff and Janice  
 5353 US Highway 42  
 Mt. Gilead, Ohio 43328

(37) I & J Jones 1.21 acres  
 (Ivy and James)  
 5315 US Highway 42  
 Mt. Gilead, Ohio 43328

⑨ B:T Bockbrader 3.77 acres

(Brent and Tolly)

5280 US Highway 42  
Mt Gilead, Ohio 43338

- auditor says 3.701 acres

C:J Robinson  
(Clyde & Jo Ann)

5244 State Route 42  
Mt. Gilead, Ohio 43338

Duane & Julie Leonard  
5242 County Rd 10  
Mt. Gilead, Ohio 43338

Shaffer Trust

(Patty Lou Shaffer)

4774 Township Rd 126  
Cardington, Ohio 43315

Morrow County Agriculture Society

PO Box 108

Mt Gilead, Ohio 43338

Philip McChesney

4915 Township Rd 126  
Cardington, Ohio 43315

⑨

P. Thompson & J. Mills  
(Philip and Joslyn)

PO Box 2

Mt. Gilead, Ohio 43338

Harvey Keystone Inheritance Trust

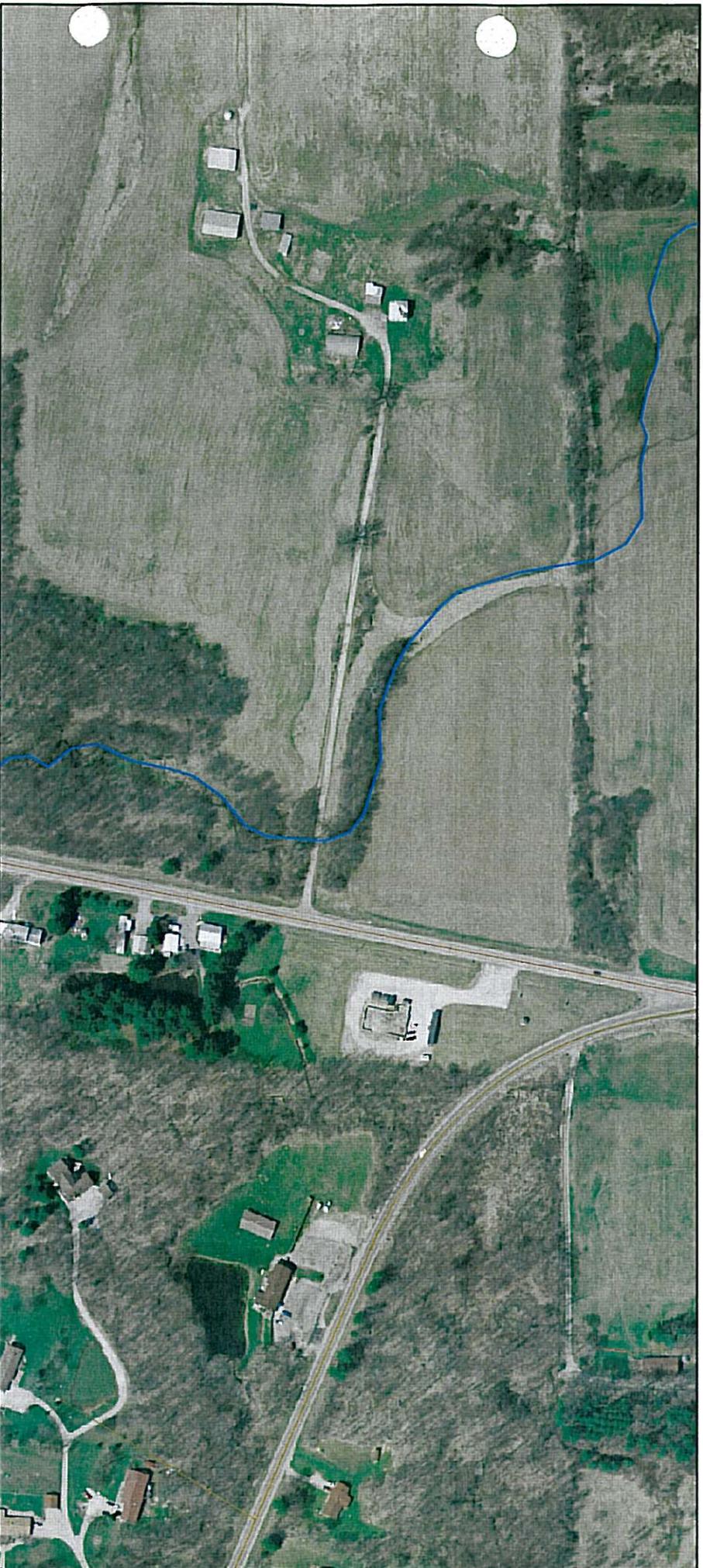
4921 Township Rd 126  
Cardington, Ohio 43315

Comments to address how the proposed rezoning relates to the Comprehensive Plan.

- The majority of the acreage within our request (~7 acres) is not “prime” ag land. Only a portion is tillable and the balance that is not developed will remain in the woods.
- The site already has ready access to the necessary infrastructure including public sewage, public water, electric, public roads
  - thus it will not require investment by local authorities to provide such items
  - nor will it open up other land for potential commercial use thru the extension of such infrastructure
- A Financial Institution provides a ready source of capital to the existing agricultural sector and by allowing for a new facility per our request
  - will ensure our local presence well into the future vs. the potential for consolidation with a branch outside of the county
    - Ensuring better access by farmers and agribusiness to maintain their capital flow
  - add to local tax base (R.E. and income tax)
- ~~Ag-Center~~ potential dovetails into the ability for easy access to necessary resources (NRCS, SWCD, Extension) to help local officials and residents to make wise land use choices



# Intermittent Stream Location



## Legend

— Streams

Datum: NAD 1983 State Plane Ohio North  
Projection: Lambert Conformal Conic

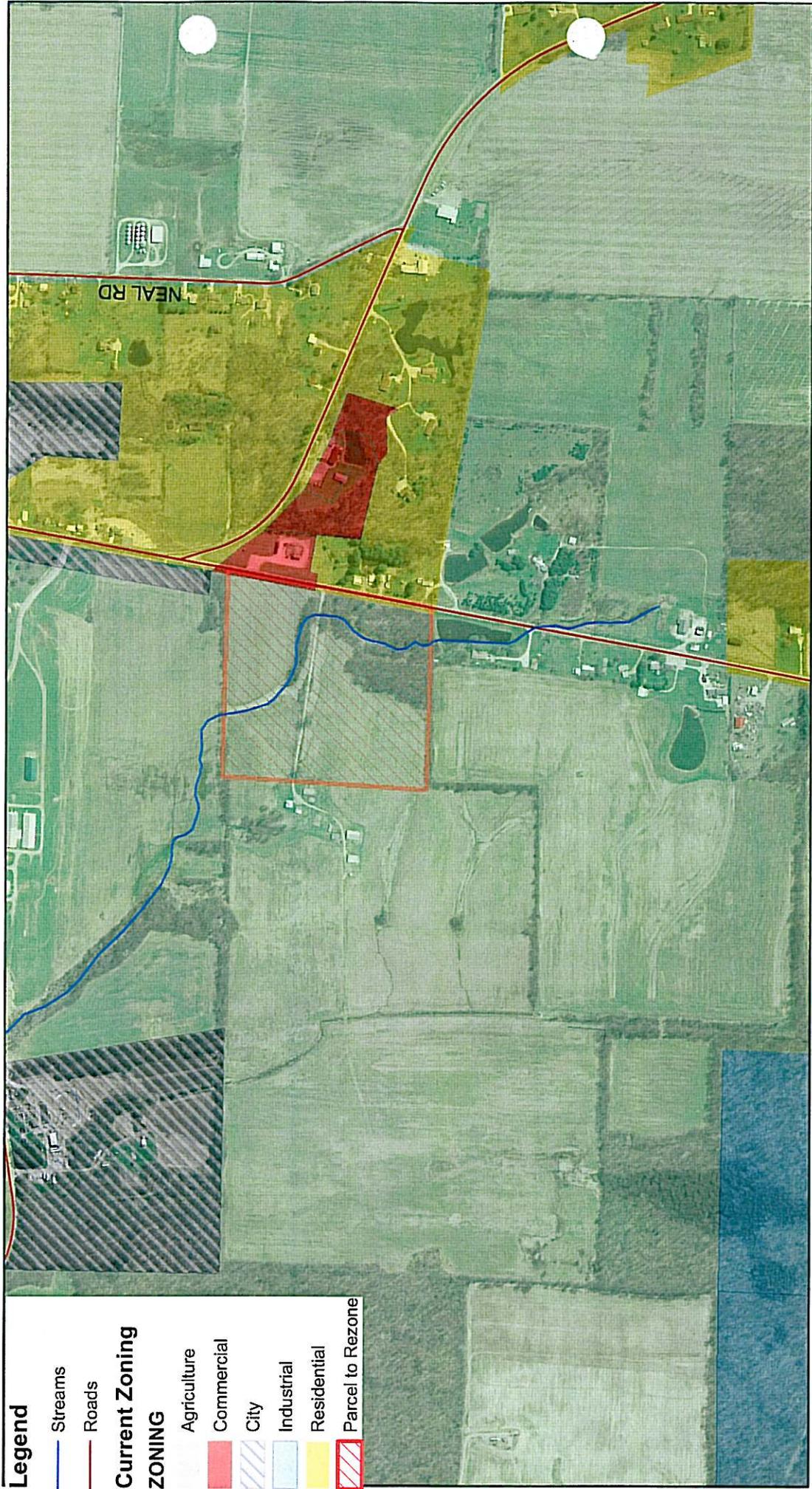


1 inch = 283 feet

Created By: D. Gentile  
Planning & Zoning Office  
Phone: (419) 346-1811  
Email: [planning@snovercounty.info](mailto:planning@snovercounty.info)

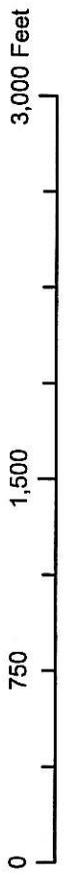


# Proposed Parcel to Rezone



## Legend

- Streams
- Roads
- Current Zoning**
- ZONING**
- Agriculture
- Commercial
- City
- Industrial
- Residential
- Parcel to Rezone



1 inch = 750 feet

EXHIBIT A

\* → PARCEL 1: Situated in the Township of Gilead, County of Morrow, and State of Ohio: Known as being the Northwest part of the Northeast Quarter of Section 11, Township 13, Range 21, and bounded and described as follows:

Commencing at a stone corner at the North Quarter post of said Section 11; thence Southerly along the North and South section line, 65.11 rods to a stone on post; thence Easterly and parallel to the north line of said Section, 56.95 rods to an iron pin in center of said road; thence Northeasterly and following said road to the North line of said section; thence Westerly on the North line thereof, 66.27 rods to the place of beginning, **containing by estimation 25.07 acres** of land, be the same more or less.

PARCEL 2: Situated in the Township of Gilead, County of Morrow and State of Ohio:

Being the North half of the Northwest Quarter of Section 11, in Township 13, Range 21, **containing 80 acres** of land, more or less. Subject to the right of way of the T. & O. C. R.R.

PARCEL 3: Situated in the Township of Gilead, County of Morrow and State of Ohio:

Known as being a part of the North part of the South half of the Northwest Quarter of Section 11, Township 13, and Range 21, to-wit:

Beginning at the Southwest corner of the above described 80 acre tract; thence Easterly 158.12 rods to the centerline of said Section 11; thence Southerly with said Section line, 20.06 rods; thence Westerly to the center of the T. & O. C. R.R.; thence Southerly along the center of said railroad to the Northeast corner of a 20 acre tract now owned by James W. Shaffer; thence Westerly along the North line of said Shaffer's land to the West line of Section 11; thence Northerly 43.37 poles to the place of beginning, **containing 31.50 acres** of land, more or less, but subject to the right of way of the T. & O. C. R.R.

PARCEL 4: Situated in the Township of Gilead, County of Morrow and State of Ohio:

Beginning at the Southwest corner of the Southeast Quarter of Section 2, Township 13, Range 21; thence North on the West line of said Quarter 26 feet; thence East on a line parallel with the South line of said Quarter to the State Road leading from Mt. Gilead to South Woodbury; thence South 26 feet to the South line of said Quarter Section; thence West on the South line of said Quarter to the place of beginning, **containing 0.6 acres** of land, more or less.

**Containing in all the land above described 137.17 acres of land, be the same more or less, but subject to all legal highways, and easements restrictions, leases, etc., if any of record.**

ALSO, a right of way across the East end of the North half of said Quarter Section.

PARCEL 5: ALL THAT PARCEL of land situate in the Township of Gilead, County of Morrow, State of Ohio, being part of the Northwest Quarter of Section 11, Township 13 North, Range 21 West, and being all of the right, title and interest of the Grantor herein and to all those certain pieces or parcels of land and premises, easements, rights-of-way and any other rights of any kind whatsoever appurtenant thereto or used in conjunction therewith on and along that property of the former Toledo and Ohio Central Railway Company (predecessor of said Grantor) described as follows:

BEING the following described sixty (60) foot wide right-of-way of said railway company:

BEGINNING at the North line of the Northwest Quarter of said Section 11 as extended across the right-of-way of said railroad through a point in the centerline thereof at Railroad Valuation Station 4720+09; thence extending in a Southerly direction along the centerline of said railroad, a distance of 1,656 feet, more or less, to a line being 20.06 rods (330.99 feet) Southerly of and parallel to the South line of the North Half of the Northwest Quarter of said Section 11 as extended across the right-of-way of said railroad through a point in the centerline thereof at Railroad Valuation Station 4736+65, more or less, being the Place of Ending.

TOGETHER with the Westerly thirty (30) feet of the following described sixty (60) foot wide right-of-way of said railway company, said thirty foot strip being contiguous with and Southerly of the hereinabove described property:

BEGINNING at a line being 20.06 rods (330.99 feet) Southerly of and parallel to the South line of the North Half of the Northwest Quarter of said Section 11 as extended across the right-of-way of said railroad through a point in the centerline thereof at Railroad Valuation Station 4736+65, more or less; thence extending in a Southerly direction along the centerline of said railroad, a distance of 385 feet, more or less, to a line being 43.37 poles (715.60 feet) Southerly of and parallel to the South line of the North Half of the Northwest Quarter of said Section 11 as extended across the right-of-way of said railroad through a point in the centerline thereof at Railroad Valuation Station 4740+50, more or less, being the Place of Ending.

Containing 2.53 acres, more or less, subject to a more accurate area calculation as determined by a field survey of said property.

The total acreage being conveyed is 139.7 acres, more or less.

W:\CARLA-D\REAL\Vista\DESCR.KORODY.DOC

V 755 P 824

This Conveyance has been examined and the grantor has complied with Section 319.02 of the Revised Code

Fee \$ 2040.00  
Exempt \$ \_\_\_\_\_  
MARY M. HOLTREY, County Auditor

3600  
MORROW COUNTY RECORDER  
DIXIE SHINABERRY

2011 DEC -5 PM 1:45

RECEIVED & RECORDED  
VOL 755 PAGE 822-824

Transferred 12-5-11

RECEIVED

DEC - 5 2011

MORROW CO. ENGINEER

Mary M. Holtrey  
Morrow County Auditor  
Fee 1.00 By CU

345071

**SURVIVORSHIP DEED**

(Statutory Form, Section 5302.17, Ohio Revised Code)

Vista Land Company LLC, an Ohio Limited Liability Company, for valuable consideration paid, grants with general warranty covenants to Duane N. Leonhard, husband of Julie J. Leonhard, also known as Julie J. Brown, and Julie J. Leonhard, also known as Julie J. Brown, wife of Duane N. Leonhard, for their joint lives, remainder to the survivor of them, the following-described real estate:

See Exhibit A attached hereto.

Parcel No.: G19-001-00-183-00 and G19-001-00-183-01

Tax-billing address: 5242 County Road 110, Mt. Gilead, Ohio 43338

This deed is executed by the Grantor and accepted by the Grantees subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments. The Grantees assume responsibility for any future agricultural recoupment.

For prior instrument reference, see deed of record in O.R. Vol. 396, Page 285, Recorder's Office, Morrow County, Ohio.

The Grantor has executed this instrument this 1<sup>st</sup> day of December, 2011.

Vista Land Company LLC,  
an Ohio Limited Liability Company

by: [Signature]  
Timothy W. Dickens, Member

STATE OF OHIO  
COUNTY OF DELAWARE, ss.

On this 1<sup>st</sup> day of December, 2011, before me, a notary public in and for said County and State, appeared Timothy W. Dickens, Member of Vista Land Company LLC, an Ohio Limited Liability Company, Grantor in the foregoing deed and acknowledged that he did examine and read the same and did sign the foregoing instrument, and that the same is his free act and deed.

In Witness Whereof, I have hereunto set my hand and official seal on the day and year aforesaid.



MATTHEW F. KEAR, ATTORNEY AT LAW  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

[Signature]  
NOTARY PUBLIC

This instrument was prepared by Shade and Shade, Attorneys at Law, 41 North Sandusky Street, Suite 410, P.O. Box 438, Delaware, Ohio 43015-0438.

## **RESOLUTION**

**WHEREAS**, Duane Leonhard has proposed a change to the Morrow County Zoning Map to redesignate a Twenty-five point zero seven (25.07) acre lot, parcel number G19-001-00-183-02, situated in the Township of Gilead, the Northwest part of the Northeast Quarter of section 11, Township 13, Range 21 located on State Route 42, from AG (Agricultural) to a C-2 (Commercial, Highway Business).

### **NOW, THEREFORE, BE IT RESOLVED THAT;**

1. The Board of Commissions of Morrow County, two-thirds of all members elected thereto concurring, amends the Zoning Map to designate the Twenty-five point zero seven (25.07) acres located in Gilead Township , County of Morrow, and State of Ohio on State Route 42 as C-2 (Commercial, Highway Business)