

CONDITIONAL USE
APPLICATION

Application Number CU 14-008
Name: Jim Valentas - ck for Sacred Hearts Catholic church Township: Ellead
Mailing Address: 4680 U.S. 42 Phone Number: 614-778-7848
Cardington 43315
Address of the location under consideration: 4680 US 42
Property Zoned as: Agriculture
Permitted Conditional Use applying for: Rebuild of new church in same location of
Previous destroyed by fire. New is larger
Please provide the following information:

- ✓ 1. Plat showing boundaries and divisions of the property, mark location where conditional use is to be permitted, and all abutting streets and properties.
- ✓ 2. If this is not your property, a signed copy of the property owners Lease
- ✓ 3. Proof of Public Liability Insurance: Held by Diocese of Columbus
- ✓ 4. Location of existing and proposed water wells and septic tanks or sewer lines
- 5. Statement supporting evidence that the proposed use has complied with each of the general specific Conditions listed in Morrow County Zoning Regulations for this permitted use.
↳ no change requested

The undersigned applies for a Conditional Use Zoning Certificate. Said Certificate to be issued on the basis of the information contained within this application. The applicant certifies that the information provided above is correct and the use is as stated. **This Conditional Use Certificate is for (1) year only from the date of issuance. After (1) year a Renewal Certificate will be issued. Appropriate fees will apply.** The applicant further agrees to contact the Morrow County Zoning Office at 419/946-1911 once property is being used as conditionally permitted for a final inspection at which time Applicant will receive Zoning Certificate. By signing this Application you are giving permission to Morrow County Zoning Inspector to enter property to verify that all Conditions are being met.

Jim Valentas 10-1-14
Applicants Signature Date

Date Application Submitted to Zoning Office: <u>10/24/14</u>	Fee: <u>150.00</u>	Certificate Number _____
Date of Site Visit: _____	Information Verified by: <u>[Signature]</u> Zoning Inspector	
Date of Board of Zoning Appeals Meeting: _____	Action Taken: _____	



October 20, 2014

Morrow County Zoning Office
80 North Walnut Street
Suite C
Mount Gilead, OH 43338

Subject: Sacred Hearts Catholic Church
Conditional Use Application

To whom it may Concern

This letter is to summarize a request for a Conditional Use Permit on behalf of the Sacred Hearts Catholic Church located at 4680 US 42, Cardington, OH 43315.

This new construction is to replace the existing church which was destroyed by fire approximately ten months ago. The existing slab is being removed and the new church shall sit in its place and be larger than the previous church on this site. We are maintaining the parking area on the north side of the new church. There are currently two entry drives into the property. The current civil plan shows two entry aprons off of US 42. ODOT recently denied a variance request to allow two entries into the site. We have subsequently applied for a single entrance with one entrance lane and two exit turn lanes. See attached approval from ODOT and updated drawing. The front of the church shall be used as a drop off looping back to the parking lot.

We are providing the following per the Conditional Use Application

1. Plat showing boundary and divisions of property – Full set of Civil drawings are included with this letter.
2. Property is owned by Sacred Hearts Catholic Church – Catholic Diocese of Columbus. We are representing the owner with this application
3. Public Liability Insurance – Please find certificate attached for the Catholic Diocese of Columbus.
4. Location of existing and proposed water wells and septic tanks or sewer lines.
 - a. Existing well on site that fed the previous church is being abandoned and filled. New water line shall be extended to the main line serviced by Delco. 1.5" service shall be purchased from Delco



- b. Existing septic tank is no longer usable and capable to service the larger proposed church. It shall be removed and crushed per Morrow County Health department requirements. New Leach field has been approved by Health Department and shall be permitted this year. Document enclosed from Health department.
- 5. Supporting evidence that the proposed use has complied with each of the general specific conditions listed in the Morrow county Zoning regulations for this permitted use. The property is currently zoned agricultural and no change is being proposed. Per Section 4.1 under conditional use permits
 - a. New church construction will not be detrimental to property values in the immediate vicinity. Property shall be used in the same way as it was previously. Fields to the west and north are owned by the church. West field shall be utilized for the new leach field. North field shall be utilized for storm water management.
 - b. New church construction will not restrict or adversely affect the existing use of the adjacent property owners.
 - c. New church sitework will be designed and constructed so that access drives, parking and service areas meet the approval of township, county or state agencies. ODOT has reviewed and approved the attached single entrance layout. This includes two exit turn lanes with one entry lane. Civil drawings are currently being updated to reflect this change.
 - d. New church sitework will meet the requirements of the Ohio EPA and morrow county soil and water conservation District.
 - e. New church property will be landscaped. This will consist of some new trees and seeding. We are not aware of any specific requirements for landscaping for this property.
 - f. New Church will be constructed and maintained in a neat, orderly, and safe condition.

The proposed development shall comply with the specific conditions, standards, and regulations set forth in Sections 4.2 and 4.3.

Section 4.2 – Specific Development standards

1. One new entrance shall be constructed and no intersection is nearby
2. Four new parking lot lights are proposed. Existing parking lot lighting shall remain as it is currently
3. Other lighting shall not cause hazards or annoyances to the public
4. Existing trash receptacle will be utilized and it is currently screened



5. Grading and surface drainage has been designed by EMH&T. See documents enclosed.

Section 4.3 T – Religious Institutions

The attached Civil Drawings and supplemental information confirms compliance with the 9 items listed in this section. Note seating capacity of new church is a max of 250 and parking shall be well over 100 spaces. Architectural floor plans included for your use.

We greatly appreciate your consideration of this request.
If you have any questions, please contact me at (614) 778-7848

Sincerely,

Jim Valentas
Project Manager

cc: Derek Erwin - Corna Kokosing
Alan Davis – EMH&T
Bill Heyer -
File 80739

MORROW COUNTY HEALTH DEPARTMENT SITE REVIEW REPORT

Name Catholic Church

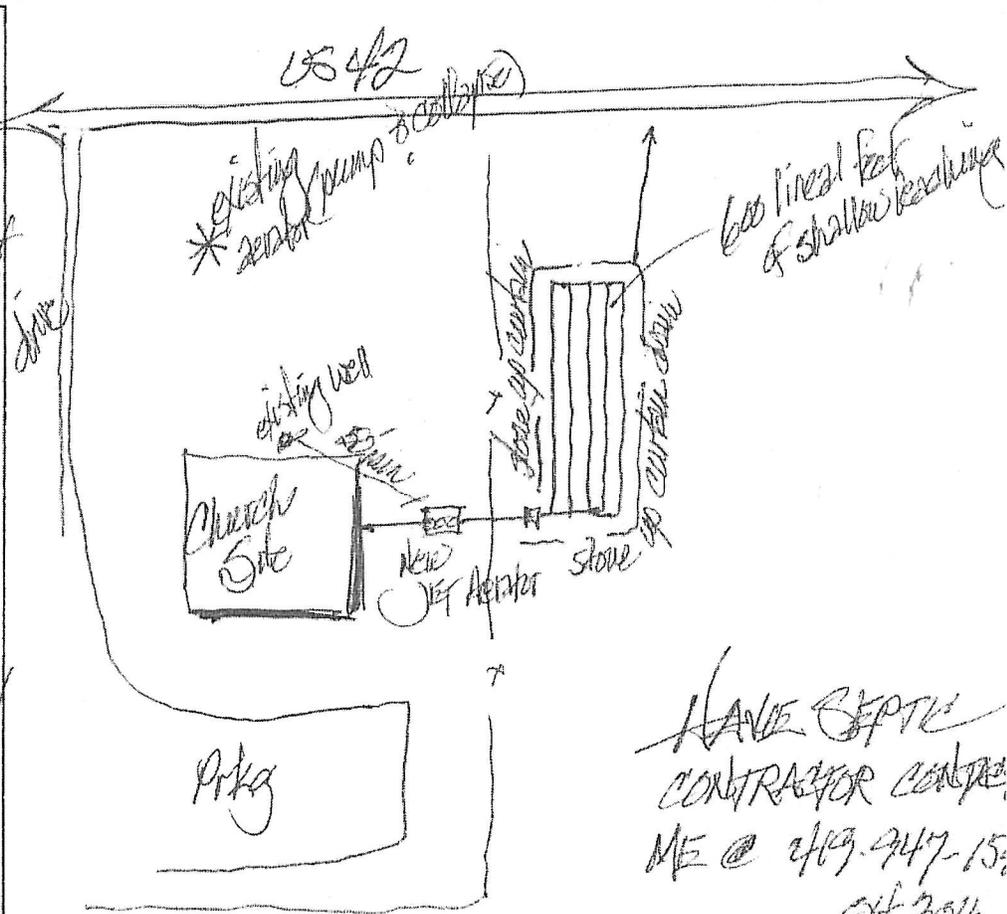
Township Galena

Location 4620 US 42

This evaluation is based upon information provided on the attached application as well as the results of a field inspection of the lot. The purpose of this review is to determine if this lot meets the criteria for a building lot in Morrow County and to provide the soil evaluator/system designer with information needed to determine the type and size of system required for the proposed residence.

Preliminary Site Review - For illustration only

- ~~See Technical Review Board Requirements if applicable.~~
- ~~Contact soil scientist/site evaluator for site and soil evaluation.~~
- ~~Contact system designer for design preparation. *septic contractor* see our web site for list www.morrowcountyhealth.org~~
- ~~Get with state/county or township to size culvert.~~
- ~~Get house number.~~
- ~~Contact zoning inspector if applicable.~~
- Bring all above paperwork to Health Department for Site and System Review.
- Apply for septic permit @ *Health Dept*
- Apply for well permit if applicable.
- Other: _____



HAVE SEPTIC CONTRACTOR CONTACT ME @ 419-947-1515 ext 304

Total Number of Bedrooms Church w/ 1 bedroom living area

This site is: ~~Conditionally Approved pending soil scientist/soil evaluator report and system design plan~~

~~Not Approved~~ *Approved*

Comments: _____

Date 7-7-14 Sanitarian *[Signature]*

Evaluation void after one year. Also void if significant changes are made to original proposal, or state rules change regarding Household Sewage Treatment Systems.

CU 14-008

Certificate of Coverage

Date: 10/7/2014

Certificate Holder
 Most Rev. Frederick F. Campbell,
 Bishop Roman Catholic Diocese of Columbus, Ohio.
 198 East Broad Street
 Columbus, OH. 43215

This Certificate is issued as a matter of information only and confers no rights upon the holder of this certificate. This certificate does not amend, extend or alter the coverage afforded below.

Covered Location
 Sacred Hearts Church
 4680 US RT 42
 Cardington, OH 43315-9512

Company Affording Coverage
 THE CATHOLIC MUTUAL RELIEF
 SOCIETY OF AMERICA
 10843 OLD MILL RD
 OMAHA, NE 68154

Coverages

This is to certify that the coverages listed below have been issued to the certificate holder named above for the certificate indicated, notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the coverage afforded described herein is subject to all the terms, exclusions and conditions of such coverage. Limits shown may have been reduced by paid claims.

Type of Coverage	Certificate Number	Coverage Effective Date	Coverage Expiration Date	Limits
Property				Real & Personal Property
D. General Liability <input checked="" type="checkbox"/> Occurrence <input type="checkbox"/> Claims Made	9017	7/1/2014	7/1/2015	Each Occurrence
				General Aggregate
				Products-Comp/OP Agg
				Personal & Adv Injury
				Fire Damage (Any one fire)
				Med Exp (Any one person)
Excess Liability				Each Occurrence
				Annual Aggregate
Other				Each Occurrence
				Claims Made
				Annual Aggregate
				Limit/Coverage

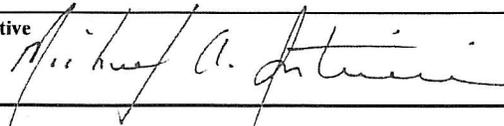
Description of Operations/Locations/Vehicles/Special Items (the following language supersedes any other language in this endorsement or the Certificate in conflict with this language)

Coverage is verified for Sacred Hearts Church for the term of the certificate.

Holder of Certificate **Cancellation**

Morrow County Zoning

Should any of the above described coverages be cancelled before the expiration date thereof, the issuing company will endeavor to mail 30 days written notice to the holder of certificate named to the left, but failure to mail such notice shall impose no obligation or liability of any kind upon the company, its agents or representatives.

Authorized Representative 

0035001235

FARMING LIMITS

BM
ELEV. = 1080.54

PROPOSED CHURCH

Ex. Gravel Shoulder

Ex. R/W

Ex. E/P

Ex. E/P U.S. ROUTE 42 60' R/W

Ex. R/W

R25'

R25'

11' 11' 11' 11'

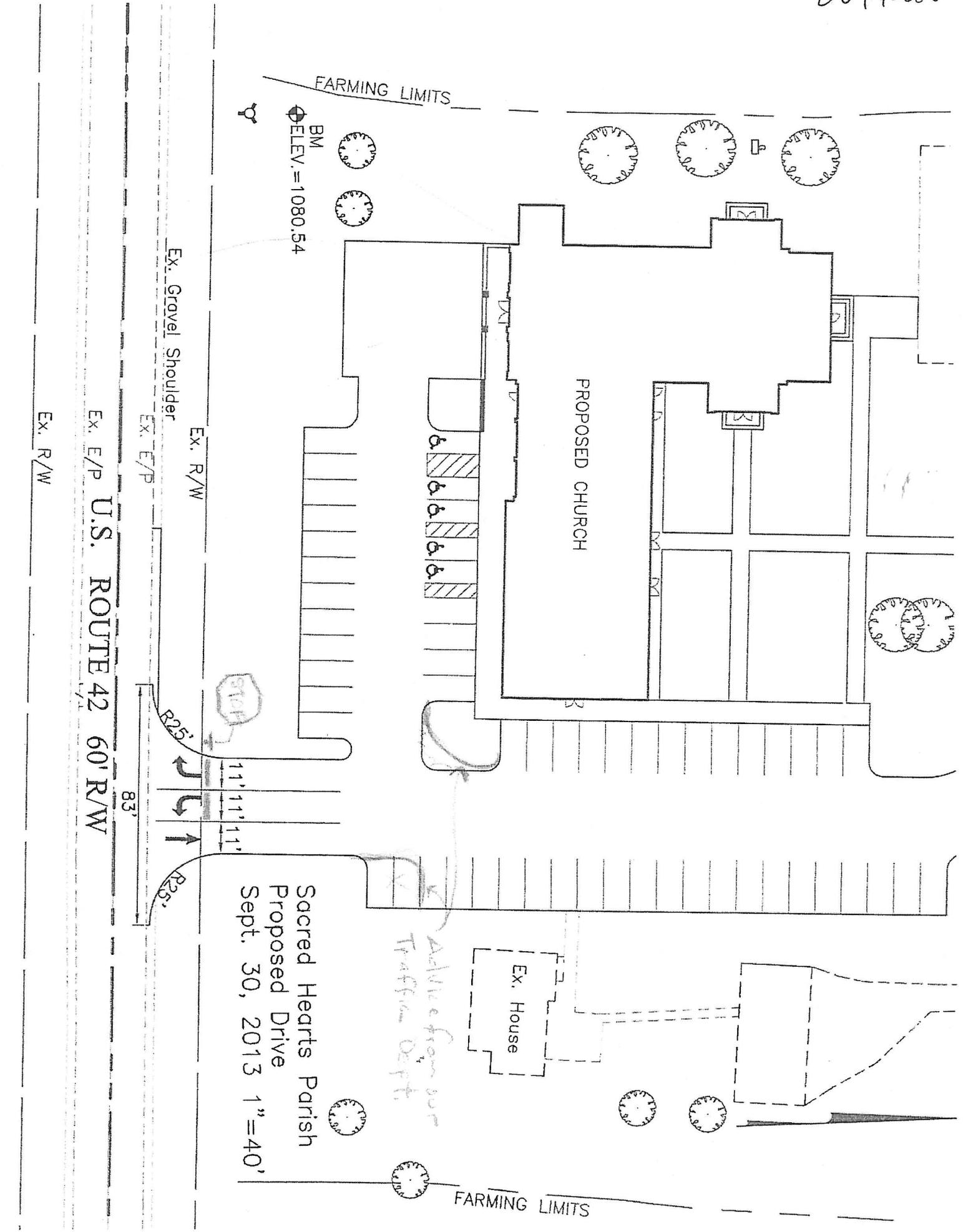
83'

Sacred Hearts Parish
Proposed Drive
Sept. 30, 2013 1"=40'

Advice from our
Traffic Dept.

Ex. House

FARMING LIMITS



Jim L. Valentas

From: Davis, Alan <ADavis@emht.com>
Sent: Tuesday, October 14, 2014 10:21 AM
To: Jim L. Valentas
Cc: wheyer@heyerarchitect.com
Subject: FW: 14-app 389 Sacred Hearts MRW42 Repalce ExDr
Attachments: D6 Bond Form.doc; 4419_001.pdf

Jim,

ODOT has approved the single entry exhibit I sent them, see attached, in email below signal should be single. I still need to send them a set of revised plans and SWM report to obtain the permit. What is the status of the zoning, building permit, etc.

Thanks,

From: Duerson, Charles [mailto:Charles.Duerson@dot.state.oh.us]
Sent: Wednesday, October 08, 2014 4:22 PM
To: Davis, Alan
Subject: FW: 14-app 389 Sacred Hearts MRW42 Repalce ExDr

Alan,

David Carlin has approved the drive as a signal entry.

I want to summarize the status, did you forward the sheets addressing Jon Adams comments?

With the Commercial Drive permits a Bond or Letter of Credit is required, \$50,000.00. It will be held until the work is complete, and final inspection is accepted. I have attached the form.

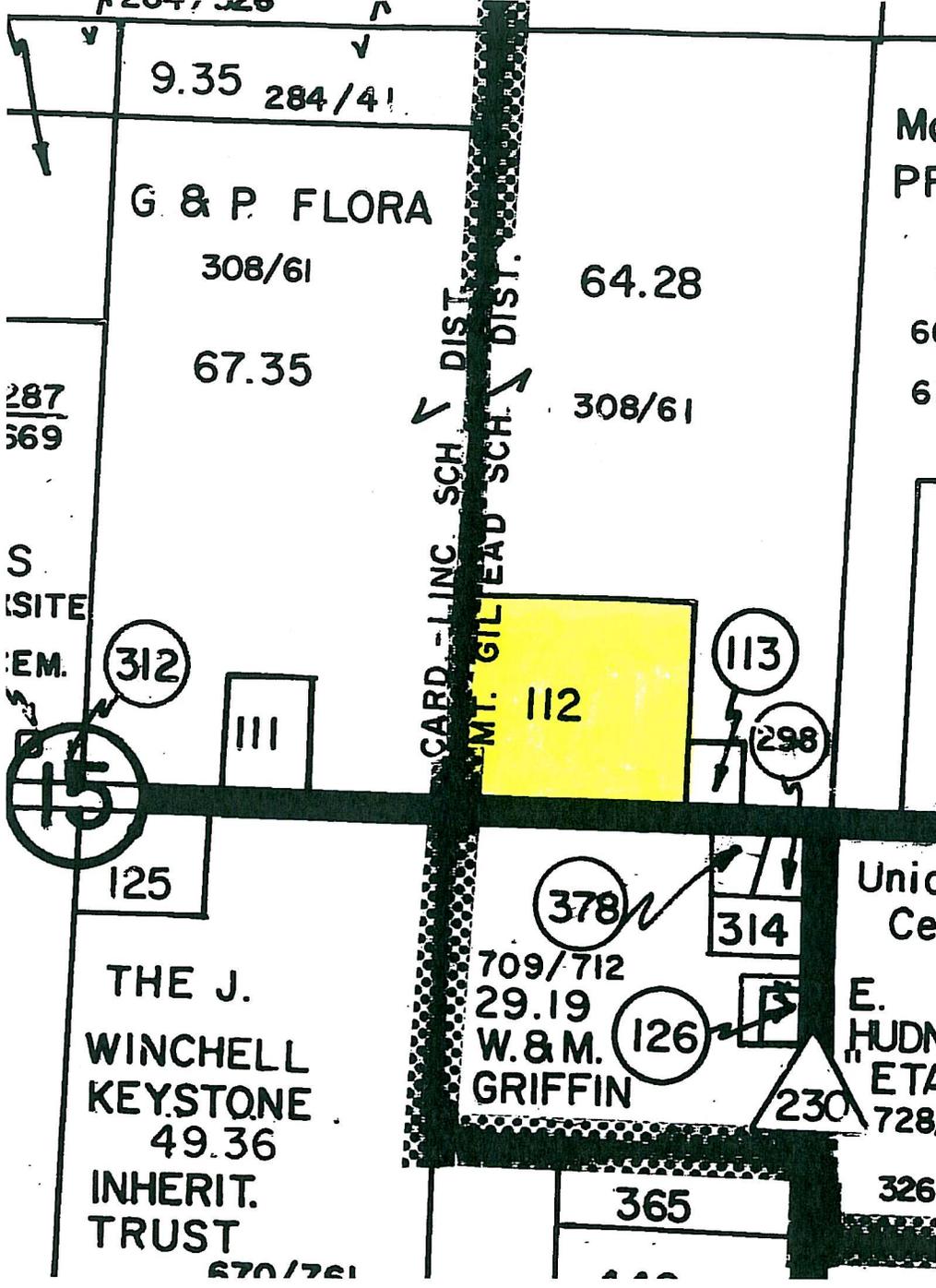
Thank You,

Charles E. Duerson
 Trans Tech Spec
 740.833.8244
Charles.Duerson@dot.state.oh.us



From: Duerson, Charles
Sent: Tuesday, September 30, 2014 11:06 AM
To: 'Davis, Alan'
Cc: Carlin, David
Subject: RE: 14-app 389 Sacred Hearts MRW42 Repalce ExDr

Adjacent Prop. owners



9.35 284/41

G & P FLORA

308/61

64.28

67.35

308/61

287
369

S
SITE
EM.

312



112

113

1298

15

125

378

314

Unic
Ce

THE J.
WINCHELL
KEYSTONE
49.36

709/712
29.19
W. & M.
GRIFFIN

126

E.
HUDN
ETA
728

230

INHERIT.
TRUST

670/761

365

326

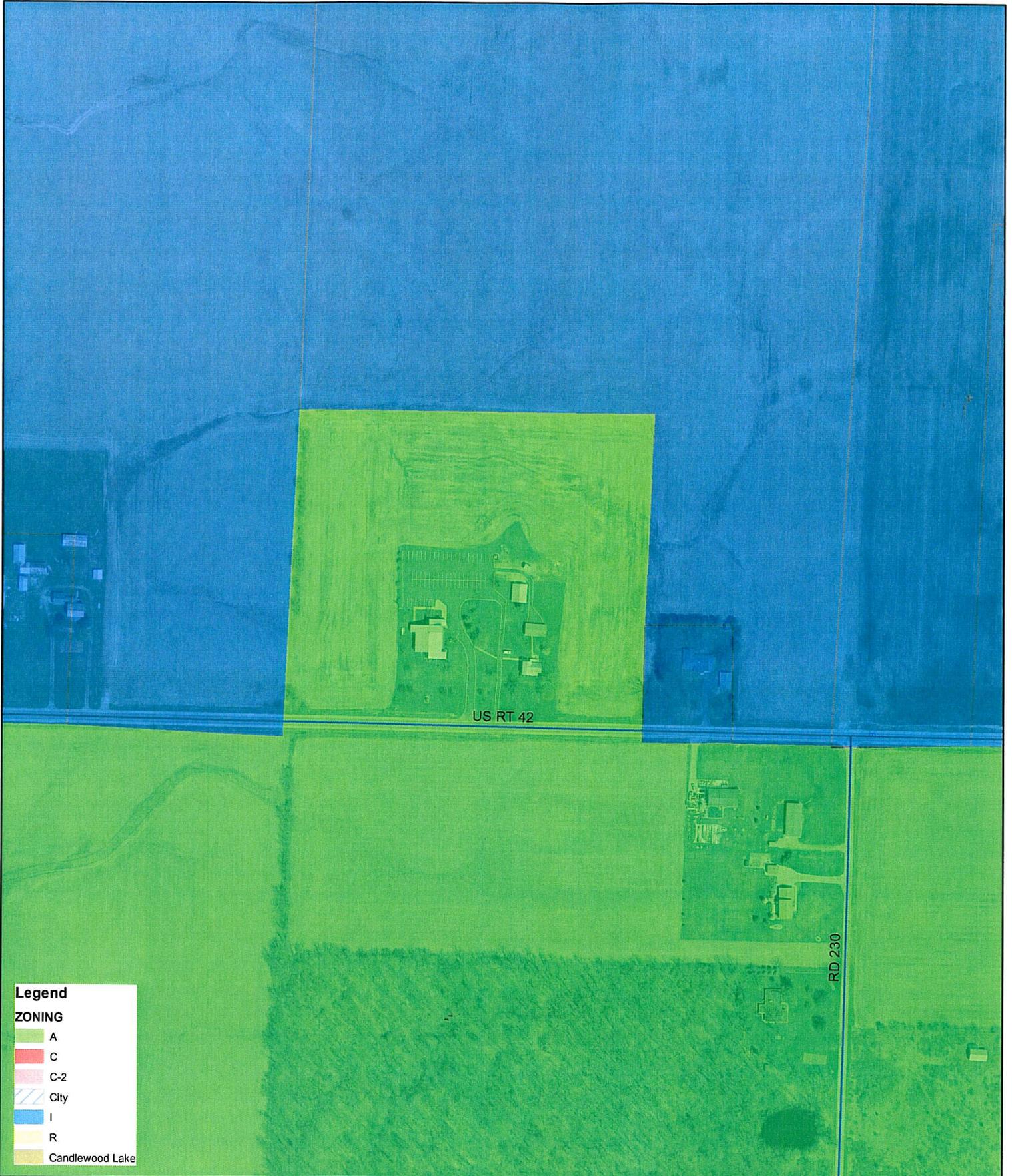
Mc - Guy Flora
PF PO Box 97
Cardington OH 43315

60 - William Griffin
61 4200 Twp Rd 230
Cardington OH 43315

- Charlotte Osborn, Trustee
The J. Winchell Keystone Inherit. Trst
4400 County Rd 28
Cardington OH 43315



Morrow County Zoning Gilead Township



Legend

ZONING

Light Green	A
Red	C
Pink	C-2
Hatched	City
Blue	I
Yellow	R
Tan	Candlewood Lake

REVISIONS	DATE	DESCRIPTION

LEGEND EXISTING	
	Utility Pole
	Right-of-Way (R/W)
	Edge of Pavement (EP)
	Road Center Line
	Water Line
	Aerial Communications Line
	Existing Tree To Remain
LEGEND PROPOSED	
	Light Duty Asphalt Pavement*
	Heavy Duty Asphalt Pavement*
	Concrete Pavement*
	Concrete Sidewalk*
	Gravel Sidewalk*
	Parking (Bumper) Block*
	Existing Pavement Street Line
	Driveway Culvert
	Foundation Drain
	Relocated Overhead Electric Line
	Trees (Landscape Plan By Others)
	*See detail(s) Sheet C2.1

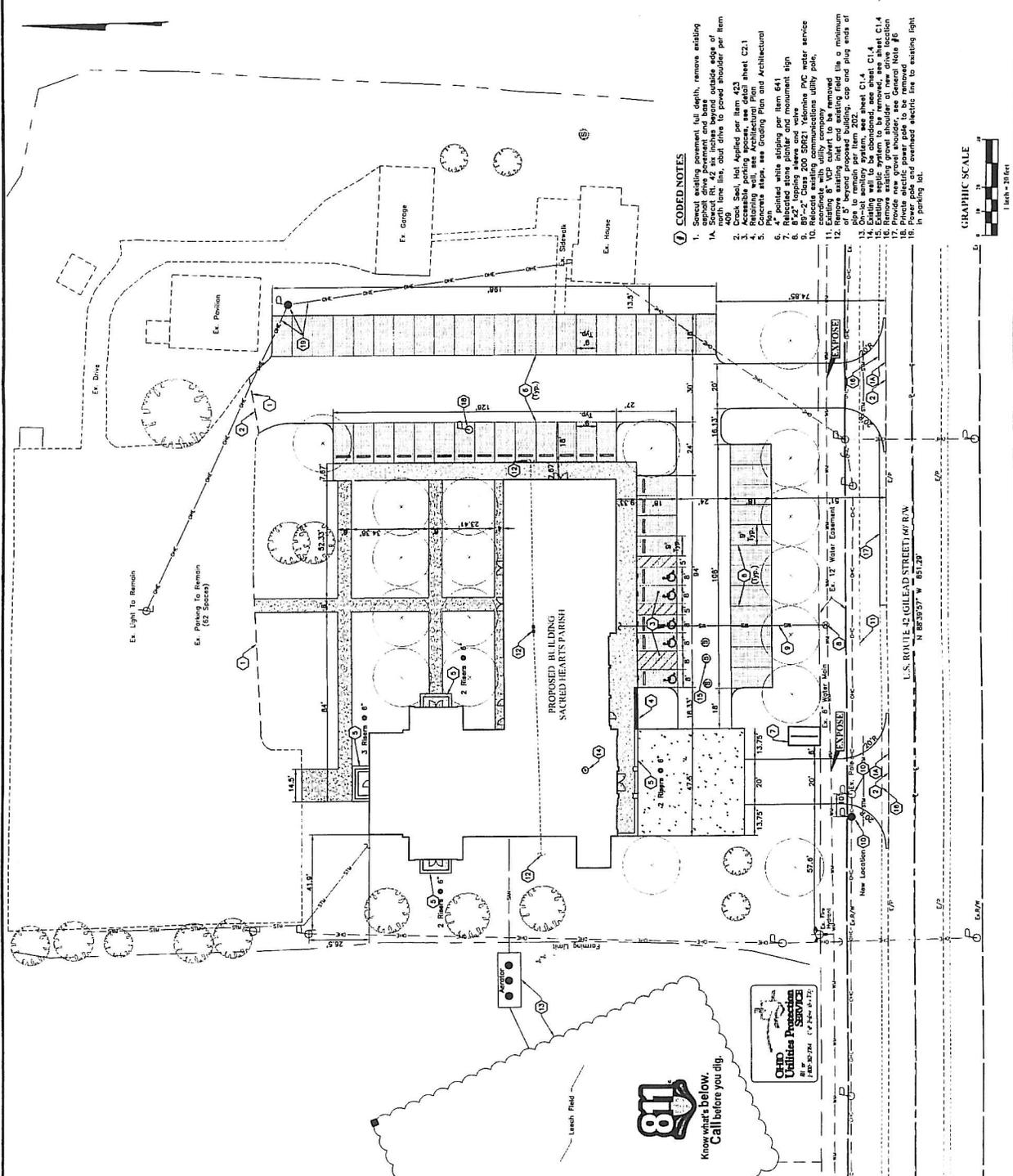
SACRED HEARTS PARISH
STATE ROUTE 42 (GLEAD STREET)
SITE CONSTRUCTION PLAN

GENERAL NOTES

- The requirements of Morrow County and the Ohio Department of Transportation (ODOT) Construction and Material Specifications, 2013 edition, and any supplements thereto (hereinafter referred to as "Specifications") shall apply to this project. See the Specifications for details on the use of the Specifications. Item Numbers listed refer to ODOT Item Numbers unless otherwise noted.
- Remove all concrete walls and pad not shown to remain on sheet C1.1, per Item 202.
- Remove all existing driveway pavement full depth with a neat straight line along both removed driveways, match existing concrete shoulder width, and provide an 8" thick Item 303 gravel shoulder with Item 422 Chip Seal along both removed driveways, match existing concrete shoulder width, comply with all applicable requirements of the Ohio Manual of Traffic Control Devices and ODOT Item 814 (Unobstructed Traffic), when moving through the driveway. Provide an 8" thick Item 303 gravel shoulder with Item 422 Chip Seal along both removed driveways, match existing concrete shoulder width, per Item 202.
- Backfill all voids per Item 203 Embankment Compaction requirements.
- Dispose all items removed including pavement and base materials offsite in accordance with applicable regulations.
- When potential grade conflicts might occur with existing utilities and structures, the Contractor shall verify the location and depth of all existing utilities and structures prior to construction to verify the vertical and horizontal alignment of all existing utilities and structures. The Contractor shall be responsible for coordinating the relocation and/or protection of all existing utilities and structures. The Contractor shall be responsible for coordinating the relocation and/or protection of all existing utilities and structures. The Contractor shall be responsible for coordinating the relocation and/or protection of all existing utilities and structures. The Contractor shall be responsible for coordinating the relocation and/or protection of all existing utilities and structures.

EMHT
 Engineering & Utility Professionals, Inc.
 10000 W. 12th Street, Suite 100
 Independence, MO 64050
 Phone: (816) 251-1111
 Fax: (816) 251-1112
 www.emht.com

DATE: September 19, 2014
 SCALE: 1" = 20'
 SHEET: C1.1
 OF: 2/8



- CODED NOTES**
- Remove existing pavement full depth, remove existing concrete walls and pad not shown to remain on sheet C1.1, per Item 202.
 - Backfill all voids per Item 203 Embankment Compaction requirements.
 - Dispose all items removed including pavement and base materials offsite in accordance with applicable regulations.
 - When potential grade conflicts might occur with existing utilities and structures, the Contractor shall verify the location and depth of all existing utilities and structures prior to construction to verify the vertical and horizontal alignment of all existing utilities and structures. The Contractor shall be responsible for coordinating the relocation and/or protection of all existing utilities and structures. The Contractor shall be responsible for coordinating the relocation and/or protection of all existing utilities and structures. The Contractor shall be responsible for coordinating the relocation and/or protection of all existing utilities and structures.

GENERAL NOTES

- The requirements of Morrow County and the Ohio Department of Transportation (ODOT) Construction and Material Specifications, 2013 edition, and any supplements thereto (hereinafter referred to as "Specifications") shall apply to this project. See the Specifications for details on the use of the Specifications. Item Numbers listed refer to ODOT Item Numbers unless otherwise noted.
- Remove all concrete walls and pad not shown to remain on sheet C1.1, per Item 202.
- Remove all existing driveway pavement full depth with a neat straight line along both removed driveways, match existing concrete shoulder width, and provide an 8" thick Item 303 gravel shoulder with Item 422 Chip Seal along both removed driveways, match existing concrete shoulder width, comply with all applicable requirements of the Ohio Manual of Traffic Control Devices and ODOT Item 814 (Unobstructed Traffic), when moving through the driveway. Provide an 8" thick Item 303 gravel shoulder with Item 422 Chip Seal along both removed driveways, match existing concrete shoulder width, per Item 202.
- Backfill all voids per Item 203 Embankment Compaction requirements.
- Dispose all items removed including pavement and base materials offsite in accordance with applicable regulations.
- When potential grade conflicts might occur with existing utilities and structures, the Contractor shall verify the location and depth of all existing utilities and structures prior to construction to verify the vertical and horizontal alignment of all existing utilities and structures. The Contractor shall be responsible for coordinating the relocation and/or protection of all existing utilities and structures. The Contractor shall be responsible for coordinating the relocation and/or protection of all existing utilities and structures. The Contractor shall be responsible for coordinating the relocation and/or protection of all existing utilities and structures.

EMHT
 Engineering & Utility Professionals, Inc.
 10000 W. 12th Street, Suite 100
 Independence, MO 64050
 Phone: (816) 251-1111
 Fax: (816) 251-1112
 www.emht.com

DATE: September 19, 2014
 SCALE: 1" = 20'
 SHEET: C1.1
 OF: 2/8

GRAPHIC SCALE
 1 inch = 20 feet

