

NORWALK PLANNING COMMISSION

Norwalk, Ohio
Agenda

DATE: April 10, 2024
TIME: 7:30 p.m.
LOCATION: City Hall Conference Room

SCHEDULE OF BUSINESS

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. APPROVAL OF MINUTES
 - March 13, 2023
- IV. COMMUNICATIONS
- V. UNFINISHED BUSINESS
- VI. NEW BUSINESS


Item No. 24-035a

AN ORDINANCE APPROVING PRE-ANNEXATION ZONING

First Reading
Tabled & Referred to Planning Commission

March 19, 2024
March 19, 2024

- VII. MISCELLANEOUS BUSINESS
- VIII. ADJOURNMENT



Jaime L. Peiples, Clerk
Planning Commission

Commission members please note: If you cannot attend the meeting, please notify the clerk.
cc: Law, Mayor, Zoning, Planning Committee Chair (Schumm)

NORWALK PLANNING COMMISSION

March 13, 2024
7:00 p.m.

City Hall
Conference Room

MINUTES

Alan Furey called the meeting to order. ROLL CALL showed the following members present: Alan Furey, Scott Mercer, Bill Kalfs, Chuck Fritz, Kate Downey, and Keith Kovarik. Jennie Hipp was absent. Zoning Officer Mitch Loughton and Public Works Director Aaron Osborn were also present.

Mr. Mercer moved to excuse Mrs. Hipp. Mr. Kovarik seconded. All members voted in favor. Motion carried.

Mr. Fritz moved to approve the minutes from November 8, 2023, as presented. Mrs. Downey seconded. All members voted in favor. Motion carried.

COMMUNICATIONS - none

UNFINISHED BUSINESS – none

NEW BUSINESS

Item No. 24-017

AN ORDINANCE AUTHORIZING THE PURCHASE OF REAL PROPERTY REQUIRED FOR THE JEFFERSON STREET LIFT STATION, APPROVING AN AGREEMENT IN FURTHERANCE THEREOF, AND AUTHORIZING THE MAYOR TO CARRY OUT THE AGREEMENT

Mr. Osborn explained that while upgrades are currently not necessary at the Jefferson Street lift station, the purchase of additional property would make future expansion easier. He said this purchase would be a good investment for future infrastructure.

Mr. Kalfs asked if there are any utilities running along the property. Mr. Osborn said there is a sewer line. He added that when the time comes to upgrade the lift station, the current lift station could remain in operation while the upgrades are being built on the new land. Mr. Furey stated that the land purchase would allow for no interruption of service for the surrounding neighborhood. Mr. Osborn agreed.

Mr. Kalfs referred to Exhibit A, Section 7(b) and asked why it states that the City will pay the mortgage. Mr. Osborn said there is no mortgage.

Mr. Furey clarified that the land is not currently needed. Mr. Osborn said no, the purchase would be for future planning.

Mr. Kalfs moved to send Council a recommendation to approve *Item No. 24-017*. Mr. Mercer seconded. Mr. Furey, Mr. Kalfs, Mr. Mercer, Mrs. Downey, Mr. Fritz, and Mr. Kovarik voted in favor. Motion carried.

Item No. 24-027

AN ORDINANCE APPROVING PRE-ANNEXATION ZONING

Mr. Loughton explained that the property owner has city utilities and is required to annex into the City at the earliest convenience. He said this legislation would approve the property being

annexed as an R-3 as opposed to R-1 which is the standard. He added that the R-3 zone is contiguous with the rest of the immediate area.

Mr. Furey asked if this is the first house outside of the city limits. Mr. Loughton said yes.

Scott White was present and said his reasons for annexing into the City include cheaper utility rates, trash pickup, and access to the compost facility.

Mr. Furey asked Mr. Loughton if he foresees any issues with the annexation. Mr. Loughton said no.

Mr. Kalfs moved to send Council a recommendation to approve *Item No. 24-027*. Mr. Fritz seconded. Mr. Furey, Mr. Kalfs, Mr. Mercer, Mrs. Downey, Mr. Fritz, and Mr. Kovarik voted in favor. Motion carried.

MISCELLANEOUS BUSINESS

Mr. Mercer nominated Mr. Furey as Chair of the Planning Commission. Mrs. Downey seconded. Mr. Furey abstained. All other members voted in favor. Motion carried.

Mr. Mercer moved to nominate Bill Kalfs as Vice Chair of the Planning Commission. Mrs. Downey seconded. Mr. Kalfs abstained. All other members voted in favor. Motion carried.

Mr. Mercer moved to nominate Keith Kovarik as Alternate Vice Chair of the Planning Commission. Mrs. Downey seconded. Mr. Kovarik abstained. All other members voted in favor. Motion carried.

Mr. Furey said that if there is a need for a meeting in April the start time will be 7:30pm due to members' schedule conflicts.

ADJOURNMENT There being no further business to discuss, the meeting was adjourned.


Jaime L. Peiples, Clerk

Work Session:		Tabled: Ref to PC 3-19-24	
First Reading:	3-19-24	Referred:	
Second Reading:		Adopted:	
			Defeated:

**CITY OF NORWALK, OHIO
ORDINANCE NO. 2024 - ____**

AN ORDINANCE APPROVING PRE-ANNEXATION ZONING

Being duly authorized by the Charter of the City of Norwalk, the **Mayor** of the City of Norwalk, on behalf of the **Public Works Director**, does hereby respectfully propose the following legislation:

WHEREAS, Randal Eschen and Diane Eschen (the "Owners") own real property located in Norwalk Township, Huron County, Ohio, more fully described in Exhibit A and depicted in Exhibit B, attached hereto; and

WHEREAS, the Owners have commenced proceedings to cause said property to be annexed into the City of Norwalk; and

WHEREAS, in connection with said annexation, the Owners desire requests Council to determine that upon annexation said property will be zoned B-4, General Business District; and

WHEREAS, pursuant to section 1143.05 of the Norwalk Codified Ordinances, this proposed Ordinance has been transmitted to the Planning Commission which has transmitted its recommendation thereon to Council in accordance with section 1143.06; and

WHEREAS, pursuant to Section 1143.07 of the Codified Ordinances of the City of Norwalk, a public hearing has been held:

THEREFORE, BE IT ORDAINED, by the Council of the City of Norwalk, Huron County, Ohio, to wit:

Section 1: That upon annexation into the City of Norwalk, the real property described in **Exhibit A**, attached hereto, and incorporated herein by reference, shall be designated B-4 General Business District.

Section 2: That, pursuant to Section 1141.07(D) of the Norwalk Codified Ordinances, should the property described in **Exhibit A** not be annexed within one (1) year from the effective date of this Ordinance, this Ordinance shall be void and without effect.

WHEREFORE, this Ordinance will be in full force and effect from and after the earliest period allowed by law.

ATTESTATION:

It is hereby attested and affirmed that the foregoing Ordinance received the necessary affirmative roll call votes required for passage on this ____ day of _____, 2024.

President of Council

Clerk of Council

ORDINANCE APPROVED:

David W. Light, Mayor

Date

EXHIBIT A

**Contractors Design Engineering
Consulting Engineers and Surveyors
1623 Old State Road, Norwalk, Ohio 44857**

**Legal Description For:
The Eschen Family
Lot Combination**

Being Sublots 61, 62, and part of Sublot 60 of the Thomas Woods Subdivision, Section 2, Norwalk Township, Twp. 4 North, Range 22 West, Huron County, Firelands Connecticut Western Reserve, State of Ohio, and further particularly described as follows:

Beginning at a mag spike set at the southwest corner of Sublot 63 of the Thomas Woods Subdivision, and the southwest corner of land now or formerly owned by Mary Lynn Granzhorn as recorded in OR 22 Pg. 746 of the Huron County Recorder's Office, and on the centerline of Gibbs Road (50' R/W), and being the principal place of beginning;

1. Thence North 89° 07' 58" West, along the centerline of Gibbs Road, a distance of 110.00 feet to a mag spike set at the southeast corner of land now or formerly owned by Alice J. Hammons as recorded in OR 422 Pg. 216 of the Huron County Recorder's Office;
2. Thence North 00° 53' 28" East, along the east line of said Hammons' land, a distance of 181.42 feet to a point at the northeast corner of said Hammons' land and on the south line of land now or formerly owned by Leisure Lane Condominiums as recorded in P.V. 13 Pg. 4 of the Huron County Recorder's Office, passing over an axel and hub found at 25.00 feet, and a 3/4" iron pipe found at 181.19 feet;
3. Thence North 85° 38' 46" East, along the south line of said Leisure Lane Condominiums' land, a distance of 109.92 feet to a point at the northwest corner of Sublot 63 and said Ganzhorn's land;
4. Thence South 00° 43' 50" West, along the west line of Sublot 63 and said Ganzhorn's land, a distance of 191.42 feet to the principal place of beginning, passing over a 5/8" iron pin set at 1.00 feet, and a 5/8" iron pin set at 166.42 feet, and containing 0.4696 acres (20,457.4500 sq. ft.) of land more or less, of which 0.0631 acres (2,749.1244 sq. ft.) are within the road right-of-way, and 0.2167 acres (9,438.4700 sq. ft.) are within PPN 300090030140200, 0.2114 acres (9,210.9600 sq. ft.) are within PPN 300090030130000, and 0.0415 acres (1,808.0200 sq. ft.) are within PPN 300090030120000, but subject to all legal highways, easements and restrictions of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System, NAD83 Datum, GEOID 18, by ODOT VRS.

Prior Deed Reference: Randal Eschen & Diane Eschen, Inst. 202207200004660

All 5/8" iron pins set are 30" long rebar with yellow plastic caps stamped "C.D. ENG 8456 & 8512".

This description was prepared by Contractors Design Engineering, (Consulting Engineers and Surveyors, Norwalk, Ohio) in October, 2022 per Adam E. Weaver, Registered Surveyor No. 8456 from an actual survey performed October, 2022 on the premises by Contractors Design Engineering.

