

Madison Township Rural Zoning Commission January 13, 2025

Madison Twp Zoning Board **approved** the Zoning Application dated 11/13/2024 to rezone 178.698 acres within Auditor's parcels F16-0-001-00-056-02, F16-0-001-00-056-03, F16-0-001-00-056-01, F16-0-001-00-056-00, F16-0-001-00-057-00, F16-0-001-00-006-00 of the Cheryl L. Graves, Larry J. Graves, David L. and Brenda Burgoon, Randall K, and Cam A. Thompson properties from Rural Residential to Rickenbacker Business District and have the following recommendation for the Trustees.

Amendments to the original Zoning Application:

- none

Attachments: Core5 zoning application, Jan 13 2025 Public hearing agenda and minutes, Recommendation from Pickaway County Planning Commission, two letters from local residents, Public Hearing sign in sheet, Public Hearing Notice.

The Zoning Board recommendations that the Trustees:

- **Rezone the subject properties from RR to RBD on the condition that the Trustees review a dewatering study for the Core5 site to determine impacts on the groundwater wells for neighboring properties.**

Nathan Anderson

1/16/2025

Nathan Anderson
Board Chair
Madison Twp Rural Zoning Commission

Date

Madison Township

Pickaway County, Ohio

Application for Zoning District Amendment

To amend the text or map of the Madison Township Zoning Resolution, the applicant shall follow the provisions of Ohio Revised Code Section 519.12, as may be amended, and the Madison Township Zoning Resolution.

- ☒ Zoning District Change, or
☐ Zoning Text Amendment

Owner / Applicant Information (Owners or lessees of property):

Property Owner(s): Core5 Industrial Partners LLC Attn: Connor Jackson

Address: 1230 Peachtree Street NE, Suite 1000

City: Atlanta

State: GA

Zip: 30309

Telephone: 513-283-6799

email: cjackson@c5ip.com

Applicant Information (primary contact if designated agent for owner or lessee):

Name: Nate Green, Montrose Group

Address: 100 E. Broad St. Suite 2320

City: Columbus

State: OH

Zip: 43215

Telephone: 740-497-1893

email: ngreen@montrosegroupllc.com

Attach additional sheet for information for multiple owners and/or lessees

Subject property

Pickaway County Auditor Tax Identification Number (parcel ID): See Attached List

Parcel street address

Area (acres) of subject property: 178.698

Required contents of Application, Section 6.03 of Zoning Resolution

Current Use and Zoning District: Rural Residential

Proposed Use and Zoning District: Rickenbacker Business Development District

Describe the request (use separate sheet if necessary): Core5 Industrial Partners is in contract to purchase 178.698 acres from three property owners on Airbase Rd and intends to construct class-A industrial warehouse/manufacturing facilities. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the Rickenbacker Impact Zone as identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. Core5 Industrial Partners will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District.

- ☐ Attach legal description of record; survey drawing; or, subdivision plat
- ☐ Proposed amendment to the text of the Madison Township Zoning Resolution (if applicable) stating specific sections of the Resolution that are proposed for amendment(s), and attached as a separate exhibit.
- ☐ Map drawn to scale showing property lines, streets, existing and proposed zoning, and such other items as the Zoning Inspector may require.
- ☐ A list of property owners and their address as appearing on the Pickaway County Auditor current tax list, within 500 feet, contiguous to, and directly across the street from the parcel(s) proposed to be rezoned. This requirement may be waived if more than 10 parcels are proposed to be rezoned.
- ☐ Statement as to how the proposed amendment will impact adjacent and proximate properties.
- ☐ Additional information as may be requested by the Zoning Inspector to determine conformance with, and provide enforcement of the Madison Township Zoning Resolution.
- ☐ Fee paid and application filed with Madison Township Zoning Commission

Date



Douglas A. Armbruster, Assistant Secretary

11/13/2024

Applicant signature

Date

Applicant certifies that all information contained herein is true and accurate

Core5 Industrial Partners
Madison Township, Pickaway County
Application for Zoning District Change

1. Applicant Information

Name: Core5 Industrial Partners Attn: Connor Jackson
Address: 250 Grandview Drive – Suite 260
City: Fort Mitchell State: KY Zip Code: 41017
Telephone: 513-283-6799 Email: cjackson@c5ip.com

Applicant's designated agent

Name: Nate Green, Montrose
Address: 100 E. Broad St., Suite 2320
City: Columbus State: OH Zip Code: 43215
Telephone: 740-497-1893 Email: ngreen@montrosegroupllc.com

2. Parcel Listing

Core5 Industrial Partners Parcel Listing					
Parcel ID	Owner	Mailing Address	City	State	Zip Code
F1600010005602	Cheryl L. Graves	5210 AIRBASE ROAD	Groveport	OH	43125
F1600010005603	Cheryl L. and Larry J. Graves	5210 AIRBASE ROAD	Groveport	OH	43125
F1600010005601	David L. and Brenda Burgoon	5076 AIRBASE RD	Groveport	OH	43125
F1600010000600	David L. and Brenda Burgoon	5076 AIRBASE RD	Groveport	OH	43125
F1600010005600	Randall K. and Cam A. Thompson	5303 Palmetto Point Dr	Palmetto	FL	34221
F1600010005700	Randall K. and Cam A. Thompson	5303 Palmetto Point Dr	Palmetto	FL	34221

3. Adjacent Property Owners

Core5 Industrial Partners ADJACENT PROPERTY OWNERS					
Parcel ID	Owner	Mailing Address	City	State	Zip Code
F1600010005400	SUNSHINE & SMOOCH LLC & JCD PICKAWAY FARM LLC	6789 ZIMMERMAN RD	SABINA	OH	45169
F1600010000701	W-CTR SCARBROUGH LAND HOLDINGS LLC	C/O WALTON STREET CAPITAL LLC 900 N MICHIGAN AVE STE 1900	Chicago	IL	60611
F1600010005500	Jackie R Arnold	5487 Airbase Rd	Groveport	OH	43125
F1600010005800	Terry Lynne Hahn	5564 Airbase Rd	Groveport	OH	43125
F1600010004705	Luke Thomas Demarest	338 Cranston Bluff Rd.	Richmond Hill	GA	31324-5785
F1600010004707	William G. and Sandra L. Taylor	3963 London Lancaster Rd	Groveport	OH	43125
F1600010000501	COLUMBUS REGIONAL AIRPORT AUTHORITY	4600 INTERNATIONAL GATEWAY	Columbus	OH	43219
F1600010004702	John F. Ferner	ATTN: Accounts Payable	Groveport	OH	43125
F1600010004706	Steven Craig Zosel	3933 London Lancaster Rd.	Groveport	OH	43125
F1600010004708	Steven Craig Zosel	PO Box 297	Commercial Point	OH	43116
F1600010005000	Suzanne M Brown Trustee	7559 Bruns Ct.	Canal Winchester	OH	43110
180-000209-00	Donald E Kizer Trustee	2384 Abington Rd.	Columbus	OH	43221
180-000413-00	KUHLWEIN ENTERPRISES LLC	6915 PERRILL RD	Ashville	OH	43103
180-000611-00	RICARDO CARLOS	3445 LONDON-LANCASTER ROAD	Groveport	OH	43125
180-000538-00	RICARDO CARLOS	3445 LONDON-LANCASTER ROAD	Groveport	OH	43125
180-000565-00	Jerry L and Kim E Clements	3467 LONDON LANCASTER RD	Groveport	OH	43125
180-000498-00	ANTHONY JORDAN and RACHEL NICOLE OWENS	3589 LONDON LANCASTER BD	Groveport	OH	43125-9593
180-000528-00	Harry Loel III and Rebecca S Loel	3635 LONDON LANCASTER RD	Groveport	OH	43125-9593
180-000529-00	Arthur W Albert	3691 LONDON LANCASTER RD	Groveport	OH	43125
180-000531-00	Larry E and Doris L Day	3787 LONDON LANCASTER RD	Groveport	OH	43125
180-000530-00	Eric and Connie Scott	3818 LONDON LANCASTER RD	Groveport	OH	43125
180-000129-00	MYRON P BOETTICHER TR	3790 LONDON LANCASTER RD	Groveport	OH	43125
180-000296-00	BEILINDA M STANLEY AND ERIC W CUNNINGHAM	3770 LONDON LANCASTER RD	Groveport	OH	43125
180-000286-00	KUHLWEIN ENTERPRISES LLC	6915 PERRILL RD	Ashville	OH	43103-9530
180-000368-00	PHOENIS S FRANKS IV and DEBORAH J FRANKS	3710 LONDON LANCASTER RD	Groveport	OH	43125
180-000253-00	THOMAS L FREEMAN	3680 LONDON LANCASTER RD	Groveport	OH	43125
180-000250-00	EDUARDO SERRANO ORTEGA	7055 ROUNDELAY RD S	REYNOLDSBURG	OH	43068
180-000355-00	JUDY FAY POTTS	3960 PLATTE AVE	Groveport	OH	43125
180-000077-00	CHRIS M MITTLER	3606 LONDON LANCASTER RD	Groveport	OH	43125
	LEONARD G RINEHART and CHERRY L RINEHART	3584 LONDON LANCASTER RD	Groveport	OH	43125

4. **Statement as to how proposed amendment will impact adjacent and proximate properties.** Core5 Industrial Partners is in contract to purchase 178.698 acres from three property owners on Airbase Rd and intends to construct class-A industrial warehouse/manufacturing facilities. This is consistent with the RBD zoning district and other projects in Madison Township zoned RBD. This land was identified in the Rickenbacker Impact Zone as identified by the Madison Township zoning map. The property is in the Northern Pickaway Community Reinvestment Area and the Annexation Moratorium Area. Core5 Industrial Partners. will work to remedy stormwater runoff from these buildings, address appropriate buffers and follow the design guidelines established by the Rickenbacker Business Development District.

a. Utility Assessment

- i. **Watermain:** The developer will extend the public watermain along Airbase Rd to the eastmost development entrance.
- ii. **Sanitary Sewer:** Sanitary sewer will be installed to the frontage of the development by the City of Columbus per their in-progress Phase 2 plans. The developer will provide the required easements for this project.
- iii. **Stormwater:** The developer and their engineer will establish a site plan to manage onsite stormwater via retention/detention basins and proper outlet structures
- iv. **Traffic Assessment.** The developer and their engineer will work with the Pickaway County Engineer's office and their traffic engineer to address

traffic impacts anticipated to be created by this development. The traffic engineer will analyze pre-determined intersections using historical traffic patterns and calculated traffic volume increases for the area to assess turn lanes and/or signals at the intersections. The report will be reviewed by the Pickaway County Engineer's office as well as the Ohio Department of Transportation District 6 Office. The improvements identified in the final Traffic Impact Study will be required to be completed by the developer of the property. It is the developer's intent that all access to and from the new development will come from Rickenbacker Parkway. The traffic study will confirm the requirements for the both the extension and improvements of Rickenbacker Parkway and Airbase Road.

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F1600010005600	Randall K. and Cam A. Thompson	5303 Palmetto Point Dr	Palmetto	FL	34221	
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Parcel Listing**Adjacent Property Owners****Core5 Industrial Partners****Parcel Listing**

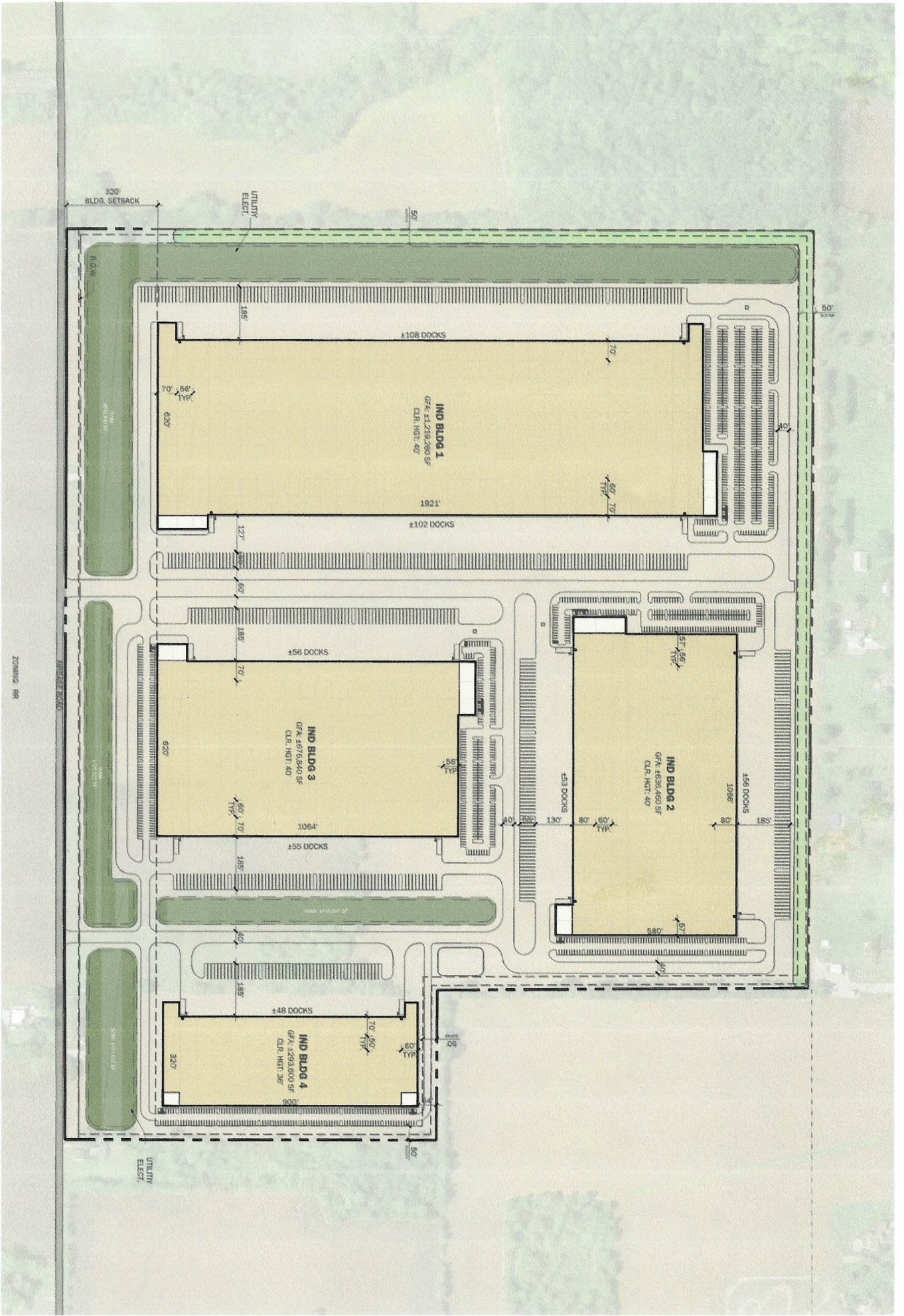
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Conceptual Site Study

Chickenbacker Parkway E & Walnut Creek Pike, Madison Township, OH 43217 - CBS23-0031-00

WARE MALCOMB



DESCRIPTION OF 178.698 ACRES

Situated in the State of Ohio, County of Pickaway, Township of Madison, being located in Section 17, Township 10, Range 21, Congress Lands, being all of those 1.000 acre and 1.054 acre tracts described in deeds to **David L. Burgoon and Brenda Burgoon**, of record in **Official Record 301, Page 702** and **Official Record 348, Page 295**, respectively, being all of the remainder of that 62.000 acre (original) tract described in a deed to **Cheryl L. Graves**, of record in **Official Record 122, Page 450**, being all of that 2.000 acre tract described in deeds to **Larry J. Graves and Cheryl L. Graves**, of record in **Official Record 540, Page 207** and **Official Record 543, Page 1784**, being all of the remainder of that 118.166 acre (original) tract and all of that 54.465 acre tract described in deeds to **Randall K. Thompson and Cam A. Thompson**, of record in **Official Record 320, Page 644** and **Official Record 122, Page 448**, respectively, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, and being further bounded and described as follows:

BEGINNING at the southwest corner of said 1.000 acre tract, being on the west line of said Section 17, and being on the existing centerline of right-of-way for Airbase Road;

Thence **North 03 degrees 55 minutes 32 seconds East**, along the west lines of said 1.000 acre tract, said 1.054 acre tract, and said 62.000 acre (original) tract, a distance of **2,644.40 feet** to the northwest corner of said 62.000 acre (original) tract, being the northwest corner of said Section 17;

Thence **South 86 degrees 04 minutes 48 seconds East**, along the north lines of said 62.000 acre (original) tract, said 118.166 acre (original) tract, and said 59.465 acre tract, a distance of **2,672.63 feet** to a northeast corner of said 59.465 acre tract, being the north quarter corner of said Section 17;

Thence **South 03 degrees 35 minutes 19 seconds West**, along an east line of said 59.465 acre tract and along the east line of the northwest quarter of said Section 17, a distance of **1,315.70 feet** to a northeast corner of said 59.465 acre tract;

Thence **South 85 degrees 45 minutes 04 seconds East**, along a north line of said 59.465 acre tract, a distance of **524.70 feet** to a northeast corner of said 59.465 acre tract;

Thence **South 03 degrees 56 minutes 14 seconds West**, along an east line of said 59.465 acre tract, a distance of **1,330.51 feet** to the southeast corner of said 59.465 acre tract, being on the centerline of right-of-way for said Airbase Road;

Thence **North 85 degrees 48 minutes 57 seconds West**, along the south line of said 59.465 acre tract and along the centerline of right-of-way for said Airbase Road, a distance of **537.15 feet** to an angle point in the existing centerline of right-of-way for said Airbase Road;

Thence **North 86 degrees 01 minute 48 seconds West**, continuing along the south line of said 59.465 acre tract and continuing along the centerline of right-of-way for said Airbase Road, along the south lines of said 118.166 acre (original) tract, said 2.000 acre tract, and said 1.000 acre tract, a distance of **2,667.64 feet** to the **POINT OF BEGINNING** for this description.

The above described tract contain a total area of **178.698 acres**, of which, 0.999 acres are located within Pickaway County Auditor's parcel number F1600010000600, 1.053 acres are located within Pickaway County Auditor's parcel number F1600010005601, 60.003 acres are located within Pickaway County Auditor's parcel number F1600010005602, 55.044 acres are located within Pickaway County Auditor's parcel number F1600010005600, 59.599 acres are located within Pickaway County Auditor's parcel number F1600010005700, and 2.000 acres are located within Pickaway County Auditor's parcel number F1600010005603

Bearings described herein are based on North 86 degrees 01 minute 48 seconds West for the centerline of Airbase Road, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description is intended for zoning purposes only. It was prepared from a survey performed by American Structurepoint, Inc., and is not intended to be used for transfer.

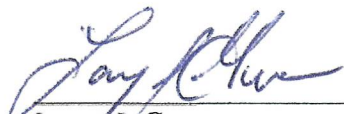
AFFIDAVIT

STATE OF OHIO
COUNTY OF PICKAWAY

Affiant Larry J. and Cheryl L. Graves being first duly sworn as the property owner with Parcel Number F1600010005603 at 5210 Airbase Rd. in Madison Township, Pickaway County, Ohio.

Larry J. and Cheryl L. Graves hereby authorize Core5 Industrial Partners, LLC and its designated agent, Montrose Law Firm, to file an application with Madison Township, Pickaway County, Ohio, to rezone parcel number F1600010005603 from its current zoning designation RR Rural Residential, Rickenbacker Impact Zone overlay, to RBD Rickenbacker Business Development District.

IN WITNESS WHEREOF, the foregoing Affidavit was acknowledged by Larry J. and Cheryl L. Graves on the dates set forth below.



Larry J. Graves




Cheryl L. Graves

State of: Ohio
County of: Pickaway ss:

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

The foregoing instrument was acknowledged before me this 8th day of November, 2024 by Larry J. and Cheryl L. Graves.

In Testimony Thereof, I have hereunto subscribe my name and affixed my official seal on the day and year last aforesaid.



Notary Public

KRYSTAL D. KALTENBORN
Notary Public, State of Ohio
My Commission Expires: 3/20/26

AFFIDAVIT

STATE OF OHIO
COUNTY OF PICKAWAY

Affiant David L. and Brenda Burgoon being first duly sworn as the property owners with Parcel Numbers F1600010000600 and F1600010005601 at 5076 Airbase Rd. in Madison Township, Pickaway County, Ohio.

David L. and Brenda Burgoon hereby authorize Core5 Industrial Partners, LLC and its designated agent, Montrose Law Firm, to file an application with Madison Township, Pickaway County, Ohio, to rezone parcel numbers F1600010000600 and F1600010005601 from its current zoning designation RR Rural Residential, Rickenbacker Impact Zone overlay, to RBD Rickenbacker Business Development District.

IN WITNESS WHEREOF, the foregoing Affidavit was acknowledged by David L. and Brenda Burgoon on the dates set forth below.

David L. Burgoon
David L. Burgoon

Brenda Burgoon
Brenda Burgoon

State of: Ohio
County of: Pickaway ss:

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

The foregoing instrument was acknowledged before me this 5th day of November, 2024 by David L. and Brenda Burgoon.

In Testimony Thereof, I have hereunto subscribe my name and affixed my official seal on the day and year last aforesaid.

Krystal D. Kaltenborn
Notary Public

KRYSTAL D. KALTENBORN
Notary Public, State of Ohio
My Commission Expires: 3/20/26

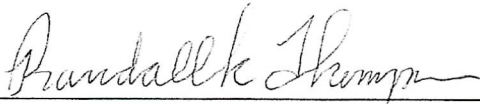
AFFIDAVIT

STATE OF OHIO
COUNTY OF PICKAWAY

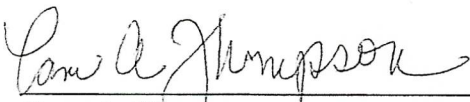
Affiant Randall K and Cam A Thompson being first duly sworn as the property owner with Parcel Number F1600010005600 and F1600010005700 at 5484 Airbase Rd. and 0 Airbase Rd. in Madison Township, Pickaway County, Ohio.

Randall K and Cam A Thompson hereby authorize Core5 Industrial Partners, LLC and its designated agent, Montrose Law Firm, to file an application with Madison Township, Pickaway County, Ohio, to rezone parcel number F1600010005600 and F1600010005700 from its current zoning designation RR Rural Residential, Rickenbacker Impact Zone overlay, to RBD Rickenbacker Business Development District.

IN WITNESS WHEREOF, the foregoing Affidavit was acknowledged by Randall K. and Cam A. Thompson on the dates set forth below.



Randall K. Thompson



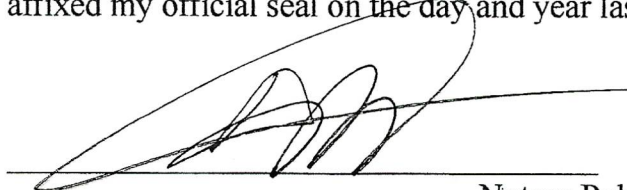
Cam A. Thompson

State of: FL
County of: Manatee ss:

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

The foregoing instrument was acknowledged before me this 4th day of Nov, 2024 by Randall K. and Cam A. Thompson.

In Testimony Thereof, I have hereunto subscribe my name and affixed my official seal on the day and year last aforesaid.



Notary Public



JHAMAE MORRIS
Notary Public
State of Florida
Comm# HH482069
Expires 1/17/2028

AFFIDAVIT

STATE OF OHIO
COUNTY OF PICKAWAY

Affiant Cheryl L. Graves being first duly sworn as the property owner with Parcel Number F1600010005602 at 5210 Airbase Rd. in Madison Township, Pickaway County, Ohio.

Cheryl L. Graves hereby authorizes Core5 Industrial Partners, LLC and its designated agent, Montrose Law Firm, to file an application with Madison Township, Pickaway County, Ohio, to rezone parcel number F1600010005602 from its current zoning designation RR Rural Residential, Rickenbacker Impact Zone overlay, to RBD Rickenbacker Business Development District.

IN WITNESS WHEREOF, the foregoing Affidavit was acknowledged by Cheryl L. Graves on the dates set forth below.

Cheryl L. Graves
Cheryl L. Graves

State of: Ohio
County of: Pickaway ss:

This is an acknowledgment. No oath or affirmation was administered to the signers with regard to the notarial act.

The foregoing instrument was acknowledged before me this 5th day of November, 2024 by Cheryl L. Graves.

In Testimony Thereof, I have hereunto subscribe my name and affixed my official seal on the day and year last aforesaid.

Krystal D. Kaltenborn
Notary Public

KRYSTAL D. KALTENBORN
Notary Public, State of Ohio
My Commission Expires 3/20/26

Madison Township Rural Zoning Commission

Public Hearing Agenda

January 13, 2025

7:00pm

- I. Opening of Meeting
- II. Attendance Roll Call:
- III. Additions or changes to the Agenda (Zoning Inspector)
- IV. Rezoning Application
Applicant: Core5 Industrial Partners LLC Attn: Connor Jackson
Applicant Agent: Montrose Group Attn: Nate Green
Owner(s): Cheryl L. Graves, Larry J. Graves, David L. and Brenda Burgoon, Randall K, and Cam A. Thompson
Site Parcel: F16-0-001-00-056-02, F16-0-001-00-056-03, F16-0-001-00-056-01, F16-0-001-00-056-00, F16-0-001-00-057-00, F16-0-001-00-006-00
Acreage: 178.698 acres as measured
Current Zoning: RR
Request: Amend Zoning Classification for parcel above to RBD
- V. Presentation from Applicants
- VI. Statement from Zoning Inspector
- VII. Speakers in favor of the Rezoning (5min each)
- VIII. Speakers against the Rezoning (5Min each)
- IX. Commission Members comments/questions
- X. Commission Vote: JH TW TM BR NA
- XI. Additional Items –
- XII. Adjoin

Madison Township Rural Zoning Commission

Public Hearing Meeting Minutes

January 13, 2025

7:00pm

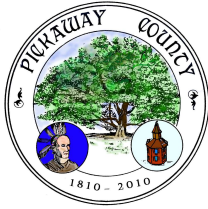
- I. Opening of Meeting 7:00am by Board Chair Nathan Anderson
- II. Attendance Roll Call: Jim Hummel (JH), Todd McDermott (TM) Beau Ramey (BR), Todd White (TW), Nathan Anderson (NA). All Board members present
- III. Additions or changes to the Agenda (Zoning Inspector) No additions or changes to the Agenda from the Madison Twp Zoning Inspector.
- IV. Rezoning Application
Applicant: Core5 Industrial Partners LLC Attn: Connor Jackson
Applicant Agent: Montrose Group Attn: Nate Green
Owner(s): Cheryl L. Graves, Larry J. Graves, David L. and Brenda Burgoon, Randall K, and Cam A. Thompson
Site Parcel: F16-0-001-00-056-02, F16-0-001-00-056-03, F16-0-001-00-056-01, F16-0-001-00-056-00, F16-0-001-00-057-00, F16-0-001-00-006-00
Acreage: 178.698 acres as measured
Current Zoning: RR
Request: Amend Zoning Classification for parcel above to RBD
- V. Presentation from Applicants: Core5 and Montrose Group discussed project. Six parcels for rezoning, Intent is to build Industrial Facilities designed to Rickenbacker Global Logistics Park Design Stds. No tenants yet and will be a Spec build for the client. Three of the four Stormwater basins will be retain water. Detailed screening design along the west and north property lines was presented. 750 employees estimated with \$850k in JEDD revenue. Public Infrastructure will be constructed in collaboration with other area developers. Discussion took place of the history of the Annexation Moratorium Agreement and the JEDD agreement that have been in place for over a decade and agreed upon by all the local municipalities including Madison Twp Trustees. Jim Hummel also spoke to these agreements. County Engineer studying the road impacts and dictating the traffic flow in the area.
- VI. Statement from Zoning Inspector: Discussion of the zoning application process and procedure was made. This hearing will only decide the recommendation of the rezoning from the Zoning board to the Trustees. The

Zoning permit process will approve the design and make sure the development is following the design standards.

- VII. Speakers in favor of the Rezoning (5min each) Lexi Heidish with P3: P3 supports strong business in planned strategic areas. Stacy Graves, relative of the owner, spoke that this is a chance for their family to be taking care of with this land purchase.
- VIII. Speakers against the Rezoning (5Min each) Ross LaRue, Gale LaRue, Larry Day?, Tony Owens, Paul Loel. Speakers were worried about their wells during dewatering, losing rural look of the area, secrecy of government, site could turn into a “megasite”, need more government transparency.
- IX. Commission Members comments/questions: NA read out loud letters submitted him from Kyle Kirkpatrick and Kim and Jerry Clements. Dewatering affecting property owner wells was a concern for the Board members as well.
- X. JH motioned to Amend the Board’s recommendation to the Trustees for them to Review a Dewatering Study affecting neighboring properties prior to making a decision on approving the Rezoning. Seconded by (TW). Discussion followed – Per the presenters, the only dewatering of the Core5 site would be for the 10ft deep sanitary sewer installation. A dewatering study would need to be provided to the Trustees for them to review to determine if any groundwater wells will be impacted on the adjacent properties.
- XI. Commission Vote: JH ya TW ya TM ya BR ya NA ya
- XII. The Madison Twp Zoning Commission recommends to the Madison Township Board of Trustees that the rezoning of the subject properties be revised to RBD on the condition that the Trustees review a dewatering study to determine any impacts on neighboring property wells prior to making a decision.
- XIII. Adjourn motioned by BR, seconded by JH. All approved. Meeting Adjourned 8:18pm

Minutes written by NA and
approved by the Board per
email on January 15, 2025

Nathan Anderson 1/16/2025



**OFFICE OF DEVELOPMENT & PLANNING
PICKAWAY COUNTY, OHIO**

139 West Franklin Street
Circleville, Ohio 43113
phone: 740.420.0453
www.pickaway.org

January 14, 2025

Mr. Nathan Anderson
Madison Township Zoning Board Chair
Pickaway County, Ohio

Honorable Board,

Thank you for your recent submittal of the application to amend the zoning classification of six (6) parcels, consisting of approximately 179 acres, from Rural Residential (RR) to Rickenbacker Business District. (RBD)

Ohio Revised Code Section 519.12 requires that township zoning commissions transmit a copy of the text and map of such applications to the regional or county planning commission, if there is such a planning commission. An excerpt of the law (519.12E) is as follows:

The county or regional planning commission shall recommend the approval or denial of the proposed amendment or the approval of some modification of it and shall submit its recommendation to the township zoning commission. The recommendation shall be considered at the public hearing held by the township zoning commission on the proposed amendment.

The Pickaway County Planning Commission, upon receipt of the proposed amendment, met on January 14, 2025, to review, discuss and make a recommendation to Madison Township.

It is the recommendation of the Pickaway County Planning Commission to **approve** the amendment to the Pickaway Township Zoning Regulations.

Please contact me if you have any questions or require additional information. The Pickaway County Planning Commission is pleased to assist you in any way possible.

Sincerely,

A handwritten signature in blue ink that reads "Tim McGinnis".

Tim McGinnis
Director

To: The Members of the Madison Township
Rural Zoning Commission

Re: Concerns with the upcoming Rezone Meeting

Date: December 30, 2024

Hello:

My name is Kyle Kirkpatrick and I am a resident of 5369 Duvall Road. I live across from the "Rickenbacker Impact Zone Overlay District."

I am deeply concerned with the trajectory of Industrial development in the northwestern corner of the Township, especially with few safeguards to protect the adjacent properties. Many of the neighboring homes were built in the early 1900's- many years before the Lockbourne Air Force Base was even established(1948) and again in the 1970's, before 'Lockbourne' became Rickenbacker. Of course, these homes were built decades before the Intermodal facility was created in Harrison Township. These homes- and the people who inhabit them deserve the same rural lifestyle as the rest of Madison Township especially considering many of these families and homes were here long before the Rickenbacker Business District was codified.

If you were to split our township in half, Goodman Road would be the approximate halfway point in dividing Western Madison Township from Eastern Madison Township. What's interesting about this perspective is practically all members involved in the different aspects of Madison Township Zoning, including the Trustees, live within the Eastern half of the township, yet more citizens(864 people of the 1712, per the 2020 census) live in Western Madison. In other words, the people who live on the west side have slightly more people than the east but hardly any say in what happens. To be candid, an old adage: "*Can't see it from my house*" comes to mind from this disparity.

One of the major concerns I have is that the most current copy of the Township Zoning Code cites a 2006(soon to be 19 year old) document AND if you reference Page 42 of said document, it typically referred to lands abutting the Airbase. Yet, 19 years later, we still use those same development standards instead of creating our own like Harrison Township just did. They have 7 1/2 pages of strict standards these developers must abide by and yet, we have half a page referencing a severely outdated document that does not keep with the rural character of Madison Township.

I know you will ultimately approve this project to go forth for the Trustees to vote on. Please remember when you do that over half the population of Madison Township lives west of Goodman and as a result, they will see this everyday. The residents of London Lancaster in

Franklin County will even be more impacted with this literally being in their backyards. At the least, they deserve earthen mounds and evergreen trees to screen all of the Industrial development. The entire Western half of the Township deserves preservation of trees, major increases in tree screening heights and density, mounding and increased setbacks.

If developers want to be good neighbors, now's their time to show it. Now is also the time for Madison Township to exercise their statutory right to protect the "... interest of the public health and safety..." (Ohio R.C.§519.02(A)) too. Because if zoning isn't working for everyone, why should we even have it to begin with?

Kyle A. Kirkpatrick

Kim and Jerry Clements
3467 London Lancaster Road
Groveport, Ohio 43125
614-638-2316

January 13, 2025

Madison Township Rural Zoning Commission
10971 Winchester Road
Ashville, Ohio 43103

Subject: Protest of Re-zoning Application for Parcels F16-0-001-00-056-02, F16-0-001-00-056-03, F16-0-001-00-056.01, F16-0-001-00-056-00, F16-0-001-00-057-00, and F16-0-001-00-006-00 located on Airbase Road, Madison Township, Pickaway County, Ohio

Dear Members of the Zoning Commission,

As a residential property owner residing at 3467 London Lancaster Road, Groveport, (Madison Township, Franklin County,) Ohio, adjacent to the parcels seeking re-zoning from Rural Residential to Rickenbacker Business Development, I am writing to express my husband's and my strong opposition to the proposed re-zoning. We regret that a prior commitment prevented us from attending this meeting in person, but we feel it is crucial to share our concerns and respectfully request that this letter be read publicly and included in the official meeting minutes.

The intended use of this property for warehouse development will significantly and detrimentally impact our quality of life as well as our surrounding neighborhood. We have observed many of the following issues first hand on property located on Toy Road near Alum Creek previously owned by Jerry's mother. Our primary concerns regarding this proposed re-zoning are as follows:

Noise Pollution: The noise from truck traffic, idling vehicles, back-up beepers, loading docks, and general warehouse operations will severely disrupt the quiet environment of our rural residential neighborhood. Research indicates that noise levels near active warehouses can exceed 85 decibels, a level associated with long-term health effects such as stress and hypertension.

Air Quality Pollution: Increased truck traffic will contribute to significant air pollution in the form of diesel emissions, particulate matter (PM2.5), and nitrogen dioxide (NO2), which have been linked to respiratory and cardiovascular issues. Studies show that regions with warehouse developments experience a 20% increase in NO2 pollution due to heightened truck activity.

Environmental Pollution: Constant truck and automobile traffic generates significant air (diesel and gas fumes) and environmental (oil and chemical spillage) pollution, impacting air and water quality, and disturbing local wildlife. An Environmental Assessment conducted for a similar cargo campus development at Rickenbacker International Airport documented substantial potential environmental impacts, including stormwater runoff and contamination risks.

Light Pollution: The intense lighting of the warehouse complex will negatively impact the nighttime environment, disrupting sleep patterns and the local ecosystem. Our bedroom faces

south, where we currently enjoy the natural light of the stars and moon. The addition of bright, industrial lighting will intrude upon this experience and negatively affect nocturnal animals in the area.

Water Runoff and Flooding: Increased impervious surfaces from the warehouse development will likely create drainage issues, potentially leading to increased water runoff, water contamination, and flooding on our property.

Impact on Water Table: Runoff from warehouses and vehicles can contaminate nearby waterways and water tables with pollutants such as chemicals and debris. As homeowners reliant on a well for water, we are concerned about potential contamination and reduced water quality and pressure.

Loss of Habitat and Wildlife: The land provides a habitat for deer, rabbits, squirrels, coyotes, birds, bees and other wildlife. This development would devastate the local ecosystem and displace countless animals.

Increased Traffic: Local roads are not designed to handle the volume and weight of semi-truck traffic. Pontius Road in Franklin County and Walnut Creek Pike in Pickaway County are narrow, curvy, and unlit. The western portion of London Lancaster Road is a dead-end road, and there is nowhere for trucks to safely turn around without damaging property.

Increased Crime: Warehouse districts are often associated with increased crime, including theft and vandalism. Data from similar areas indicate elevated crime rates in warehouse districts, as observed in parts of Columbus, Groveport and Obetz.

Increased Trash and Litter: A large warehouse complex will generate significant litter and debris, attracting rodents, cockroaches, and flies, further degrading the quality of life in our neighborhood.

Climate Change Implications: Warehouse developments contribute to urban sprawl and increased greenhouse gas emissions, counteracting local and global efforts to combat climate change. The City of Columbus has emphasized the need to balance economic development with sustainability initiatives.

We are **adamantly opposed** to the rezoning and proposed development. My family moved to this rural area decades ago to escape urban congestion, and we have invested deeply in this community. This is where we built our home, raised our children, and now enjoy the presence of our grandchildren living next door. This proposed rezoning threatens the rural lifestyle we treasure and have built our lives around.

If, despite our opposition, the Zoning Commission decides to approve this rezoning, we respectfully request that you require the following minimum mitigations to address the community's concerns:

1. Noise and Light Mitigation:

- Implement noise barriers and sound-absorbing materials to reduce disturbances.
- Use shielded and directional lighting to minimize light pollution, with a preference for LED or solar lighting to reduce buzzing.

2. Traffic and Parking Mitigation:

- Relocate truck bays and parking areas to the southern side of the property, away from residences.
- Implement traffic calming measures and install signage to redirect truck traffic away from local residential roads.

3. Crime Mitigation:

- Install security cameras and employ AI-powered video analytics for enhanced surveillance.
- Arrange for routine patrols by local law enforcement.

4. Environmental Mitigation:

- Require a minimum 100-foot setback from residential property lines and construct a 20-foot-high buffer berm with dense vegetation as a noise and visual barrier.
- Employ best management practices for stormwater runoff and water quality protection.
- Test and monitor local wells before and after development for a minimum of 10 years, with remediation as needed.

5. Trash Management and Pest Control:

- Contain trash dumpsters within block or concrete barriers and ensure routine cleaning to eliminate odors.
- Implement monthly pest management to control rodents and insects.

6. Consideration of Property Sale:

- As a last resort, we would be willing to discuss the potential sale of our property to mitigate the personal and environmental impact of this development.

We urge the Zoning Commission to carefully weigh the long-term consequences this development would have on the residents and environment of Madison Township (both in Franklin and Pickaway counties). We ask you to consider if you would allow this type of development to happen in YOUR backyard. We implore you to deny this application or, at a minimum, enforce the conditions outlined above to safeguard the interests of the community.

Thank you for your attention to our concerns. We are available to discuss these issues further and explore potential solutions that would be acceptable to both the developer and the surrounding community.

Sincerely,

Kim & Jerry Clements

References:

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- George Washington University, "Communities Near Warehouses Face Higher Health Risks." (July 2024) <https://www.news-medical.net/news/20240725/Communities-near-warehouses-face-higher-health-risks.aspx>
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- Climate Change in Columbus Ohio: An assessment of Columbus' key climate changes, impacts, and vulnerabilities of concern. (2016, March). https://research.bpcrc.osu.edu/education/greenteam/FINAL_ColumbusFinalReport_3.0.pdf

Madison Township Trustees

Meeting CORE 5

Date 1/13/25

Name	Address	Speaking Y/N?
POHLGROU	12920 Russell	Y
GALE LARUE	966d GOODMAN RD	Y
Terry Helm	5564 Air base Rd	N
Levi Heidish	5046 E North St	Y
BENJAMIN MILLER	2850 CORPORATE EXCHANGE DR	Y
JD BARNES	777 Buttermilk Pike	Y
CHRISTIAN GREENWELL	777 Buttermilk Pike	Y
Nate Green	106 E. Broad St, Suite 232 61501-43215	Y
Wendy Ehman	7835 Perrill Groneport 43125	N
Stacey Graves	5210 Airbase Rd	Y
Cherry Leonard	3584 Lond-Lancaster Rd.	
Harry & Becky Loe	3635 London-LANC.	
Leslie & Jay Derr	8703 Perrill Rd. Ashville	
RICK TROTT	2008 BENEAT RD, CORNBUS	N
GABE CARPENTER	PCSO	N
Terry Smith	10441 WALNUT CREEK Pk	N
Tony Owens	3589 London-Lancaster Rd	Y

Zoning Commission Public Hearing

The Madison Township Rural Zoning Commission is holding a Public Hearing for a Zoning District Amendment at 7:00PM on January 13, 2025 at the Madison Township House at 7083 Duvall Rd, Ashville, OH 43103.

Core5 Industrial Partners LLC is applying to Rezone and Amend the zoning classification to the following properties from Rural Residential (RR) to Rickenbacker Business Development (RBD).

Auditors Parcel #: F16-0-001-00-056-02, F16-0-001-00-056-03, F16-0-001-00-056-01, F16-0-001-00-056-00, F16-0-001-00-057-00, F16-0-001-00-006-00

Applicant is Core5 Industrial Partners LLC,. Applicant's Agent: Attn: Nate Green, The Montrose Group. 740-497-1893

The application can be reviewed at the Madison Twp House 10 days prior to meeting. Contact Zoning for appointment.

After conclusion of the Zoning District Public Hearing, a recommendation from the Commission will be provided to the Madison Board of Township Trustees and they will hold another Public hearing date TBD.

Any questions, please contact Nathan Anderson, Zoning Commission Chair, (740) 503-9415.