

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): See Attachment - Applicant: Northpoint Development

Address: 4805 Montgomery Road, Suite 310

City: Cincinnati

State: OH

Zip: 45212

Telephone: (828) 551-5532

email: mgaston@northpointkc.com

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

Name: NorthPoint Development c/o Matt Gaston

Address: 4805 Montgomery Road, Suite 310

City: Cincinnati

State: OH

Zip: 45212

Telephone: (828) 551-5532

email: mgaston@northpointkc.com

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

Subject property

F1600010001202, F1600010001203, F1600010001204,
F1600010001205, F1600010001201, F1600010001301,
F1600010001301

Pickaway County Auditor Tax Identification Number (parcel ID):

Parcel street address: 10560 Lockbourne Eastern Rd, 10576 Lockbourne Eastern Rd, 10704 Lockbourne Eastern Rd

10760 Lockbourne Eastern Rd, 0 Lockbourne Eastern Rd, 0 Duval Road

Area (acres) of subject property: 160.5

Required contents of Application, Section 6.03 of Zoning Resolution


Current Use and Zoning District: Residential/Agriculture - RR & Residential/Agriculture - RBD

Proposed Use and Zoning District: Warehousing - RBD

Describe the request (use separate sheet if necessary): See Attachment

- ☒ 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


Applicant signature

3-7-22
Date

Applicant certifies that all information contained herein is true and accurate.

PROPERTY OWNERS:

Property ID: F1600010001300

Owner: Barbara Crites

Address: 4959 Duval Road
Ashville, OH 43103

Property ID: F1600010001301

Owner: Jeremy & Lana Tackett

Address: 13204 Walker Road
Ashville, OH 43103

Property ID: F1600010001201

Owner: Helen R Lester

Address: 10760 Lockbourne Eastern Road
Ashville, OH 43103

Property ID: F1600010001205

Owner: Bahij Abdellah & Natalie M Dennison

Address: 10704 Lockbourne Eastern Road
Ashville, OH 43103

Property ID: F1600010001204

Owner: Erwin G Scott

Address: 10650 Lockbourne Eastern Road
Ashville, OH 43103

Property ID: F1600010001203

Owner: Jeffrey L & Mary S Davis

Address: 10576 Lockbourne Eastern Road
Ashville, OH 43103

Property ID: F1600010001202

Owner: Trent L & Melissa Y Carr

Address: 10560 Lockbourne Eastern Road
Ashville, OH 43103

DESCRIPTION OF REQUEST:

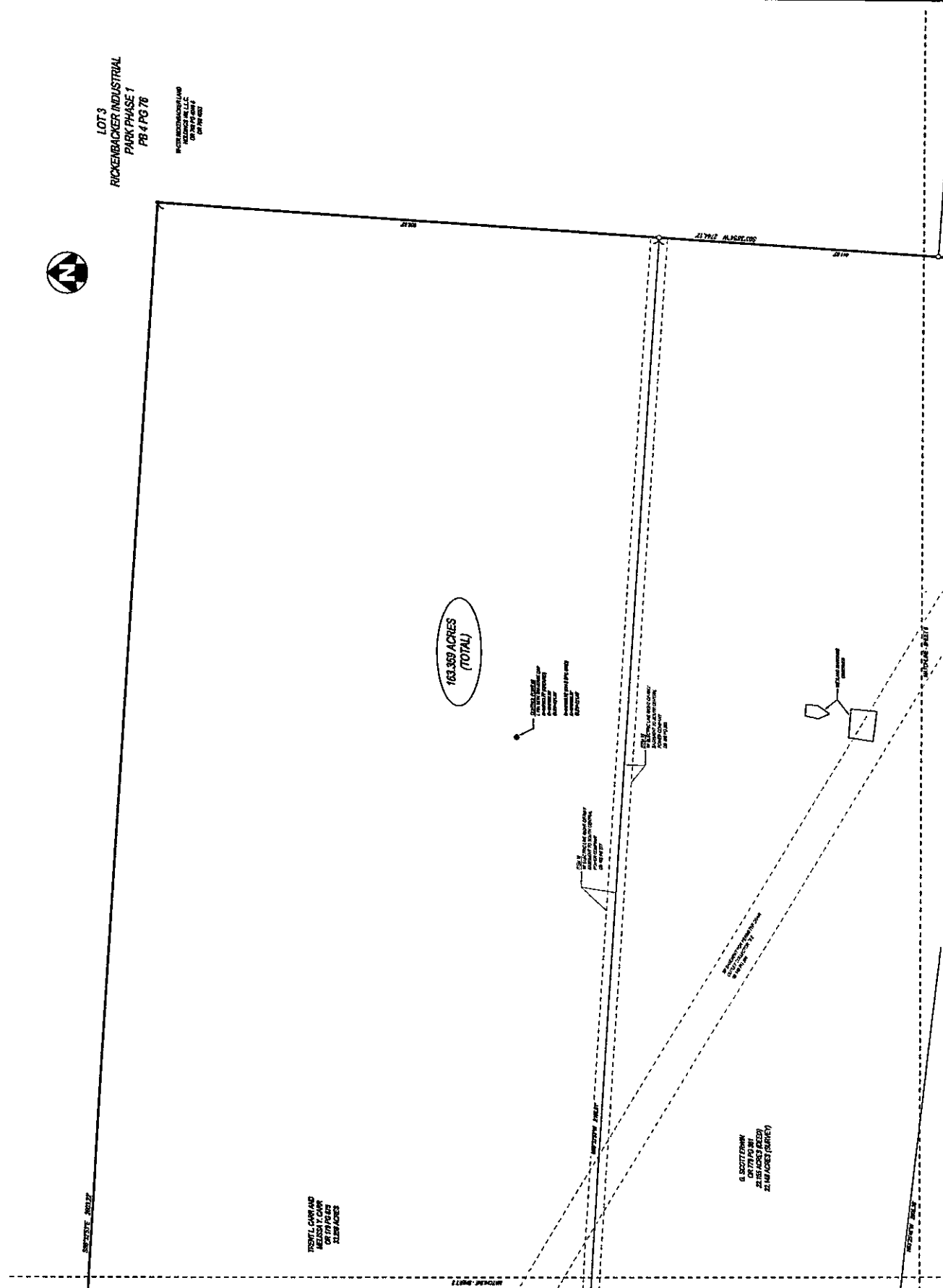
The applicant is requesting rezoning of the properties identified in the attached zoning plan that are currently zoning Rural Residential – RR to be rezoned Rickenbacker Business District (RBD) to accommodate the development shown on the attached zoning plan which consists of warehouse buildings and associated parking, maneuvering and stormwater detention. The request is due to the current zoning which does not include the proposed development as a permitted or conditional use. The proposed improvements are consistent with the development within the vicinity of the site and the RBD zoning requirements.

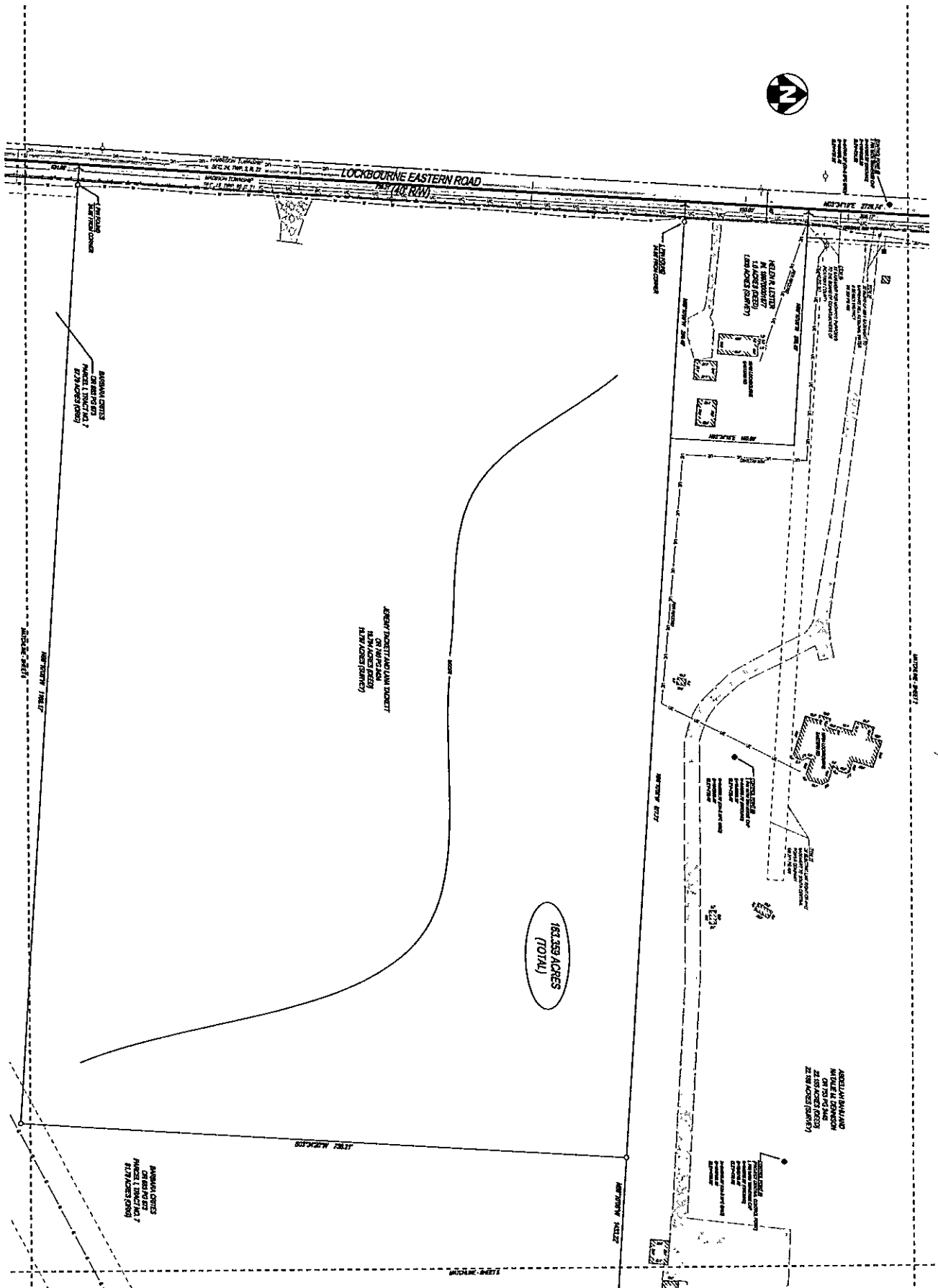
Impacts to adjacent properties will be minimized by the screening proposed through both tree planting and mounding. Additional traffic will be accommodated through roadway improvements along Duval Road which will reconstruct the road to be adequate for the increase in usage. Additionally the development is consistent with similar developments located just north of the proposed development and northwest of the proposed development across Lockbourne Eastern Road as well as multiple other warehouse developments located around Rickenbacker Airport.

#	PID	PARCEL ADDRESS					
		OWNER NAME	STREET #	STREET NAME	CITY	STATE	ZIP CODE
1	D1200020017400	BARBARA CRITES	0	DUVALL ROAD	ASHVILLE	OH	43103
2	D1200030026014	TAMMY WEST	3988	DUVALL ROAD	ASHVILLE	OH	43103
3	D1200030026021	MK CAPITAL LLC	0	DUVALL ROAD	ASHVILLE	OH	43103
4	D1200030026012	RONALD & JOLENA GOODLING	10975	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
5	D1200030026010	RANDY & PATRICIA CORDELL	10957	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
6	D1200030026008	SHAWN POLING	10939	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
7	D1200030026007	DANNY & TERESA BAILEY	10925	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
8	D1200030026018	DANNY & TERESA BAILEY	0	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
9	D1200030026005	RONALD & DORA GOODLING	10901	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
10	D1200030026004	JOHN & NANCY SMITH	10877	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
11	D1200030026003	KEANE ARBOGAST	10855	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
12	D1200030026002	DANIEL & DAWN CRAMER	10829	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
13	D1200030026020	DANIEL & DAWN CRAMER	0	DUVALL ROAD	ASHVILLE	OH	43103
14	D1200030026001	MK CAPITAL LLC	10805	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
15	D1200030026000	RACHEL BEATTY	0	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
16	D1200030025905	RACHEL BEATTY	10755	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
17	D1200030025904	BRANDI NEWLAND	10719	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
18	D1200030025903	MICHAEL & CHRISTINA BACK	10695	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
19	D1200030025902	RONALD & DEANA BELL	10621	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
20	D1200030025900	FRANK MILES	10591	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
21	D1200030025900	CHARELS & MARGARET EGBERT	10555	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
22	D1200030025800	KUHLWEIN PROPERTIES LLC	10505	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
23	F1600010001501	W-CTR RICKENBACKER LAND HOLDINGS VIII, LLC		LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
24	F1600010001500	ASHVILLE COUNTRY ESTATES	0	DUVALL ROAD	ASHVILLE	OH	43103
25	F1600010001400	ASHVILLE COUNTRY ESTATES	4800	DUVALL ROAD	ASHVILLE	OH	43103
26	F1600010006700	BARBARA CRITES	0	DUVALL ROAD	ASHVILLE	OH	43103
27	F1600010006800	BARBARA CRITES	0	DUVALL ROAD	ASHVILLE	OH	43103

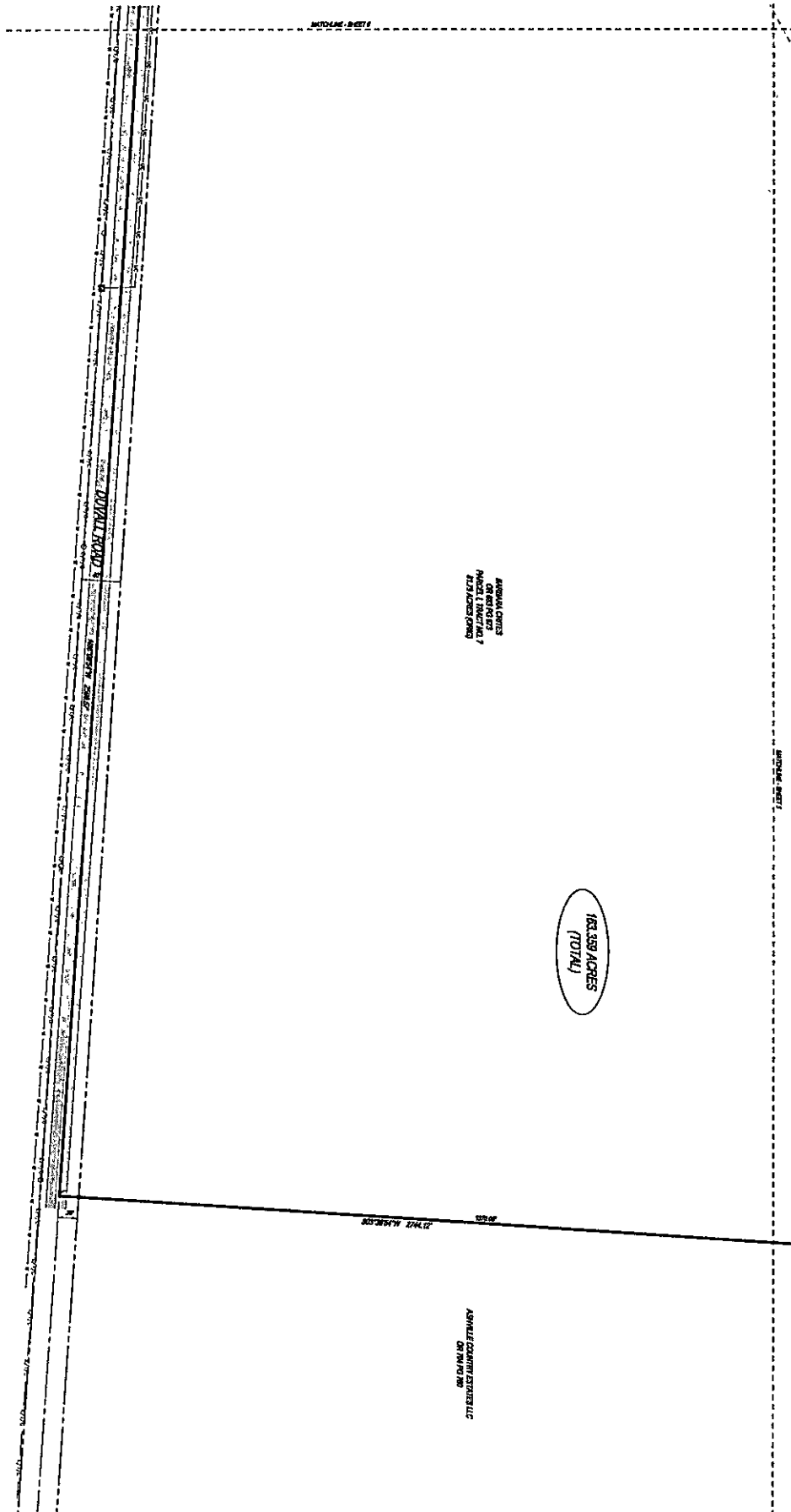
#	PID	MAILING ADDRESS					
		MAILING NAME	STREET #	STREET NAME	CITY	STATE	ZIP CODE
1	D1200020017400	BARBARA CRITES	4959	DUVALL ROAD	ASHVILLE	OH	43103
2	D1200030026014	TAMMY WEST	3988	DUVALL ROAD	ASHVILLE	OH	43103
3	D1200030026021	NORMA STOUT	94	LONGLEAF CT	PICKERINGTON	OH	43147
4	D1200030026012	RONALD & JOLENA GOODLING	10975	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
5	D1200030026010	RANDY & PATRICIA CORDELL	10957	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
6	D1200030026008	SHAWN POLING	10939	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
7	D1200030026007	DANNY & TERESA BAILEY	10925	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
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10	D1200030026004	JOHN & NANCY SMITH	10877	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
11	D1200030026003	KEAN ARBOGAST	10855	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
12	D1200030026002	DANIEL & DAWN CRAMER	10829	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
13	D1200030026020	DANIEL & DAWN CRAMER	10829	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
14	D1200030026001	DONALD DAVIS	10805	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
15	D1200030026000	RACHEL BEATTY	10755	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
16	D1200030025905	RACHEL BEATTY	10755	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
17	D1200030025904	BRANDI NEWLAND	3464	PARK ST	GROVE CITY	OH	43123
18	D1200030025903	MICHAEL & CHRISTINA BACK	10677	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
19	D1200030025902	RONALD & DEANA BELL	10621	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
20	D1200030025900	FRANK MILES	10591	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
21	D1200030025900	CHARLES & MARGARET EGBERT	10555	LOCKBOURNE EASTERN ROAD	ASHVILLE	OH	43103
22	D1200030025800	KUHLWEIN PROPERTIES LLC	6915	PERRILL ROAD	ASHVILLE	OH	43103
23	F1600010001501	W CTR RICKENBACKER	900	NORTH MICHIGAN AVE, STE 1900	CHICAGO	IL	60611
24	F1600010001500	ASHVILLE COUNTRY ESTATES LLC	17602	17TH ST STE 102 #289	TUSTIN	CA	92780-7915
25	F1600010001400	ASHVILLE COUNTRY ESTATES LLC	17602	17TH ST STE 102 #289	TUSTIN	CA	92780-7915
26	F1600010006700	BARBARA CRITES	4959	DUVALL ROAD	ASHVILLE	OH	43103
27	F1600010006800	BARBARA CRITES	4959	DUVALL ROAD	ASHVILLE	OH	43103




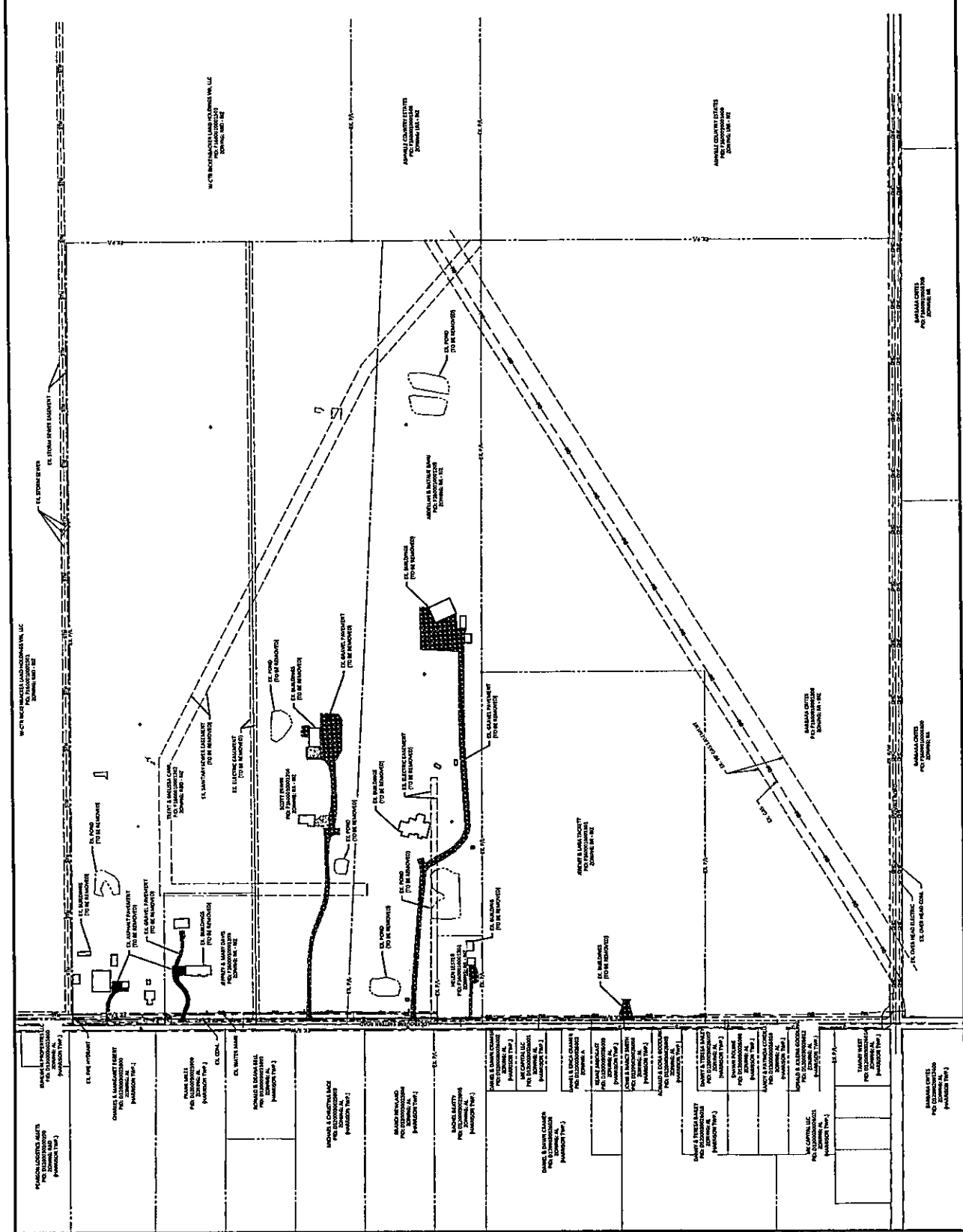
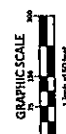








 <p>KLEINGERS GROUP 10000 KLEINGERS DRIVE SUITE 100 DALLAS, TEXAS 75243 (214) 416-1000 WWW.KLEINGERSGROUP.COM</p>		<p>LOCKBOURNE EASTERN INDUSTRIAL PARK 10000 KLEINGERS DRIVE SUITE 100 DALLAS, TEXAS 75243 (214) 416-1000 WWW.KLEINGERSGROUP.COM</p>		<p>ALTRANS LAND TITLE SURVEY 10000 KLEINGERS DRIVE SUITE 100 DALLAS, TEXAS 75243 (214) 416-1000 WWW.KLEINGERSGROUP.COM</p>	
<p>7 OF 7</p>		<p>LOCKBOURNE EASTERN INDUSTRIAL PARK 10000 KLEINGERS DRIVE SUITE 100 DALLAS, TEXAS 75243 (214) 416-1000 WWW.KLEINGERSGROUP.COM</p>			



(30) APG Media of Ohio, 9300 Johnson Rd, Athens, OH 45701
Proof of Ad 03/28/22

Zoning Commission Public Hearing

The Madison Township Rural Zoning Commission is holding a Public Hearing for a Zoning District Amendment at 7:00PM on April 13, 2022 at the Madison Township House at 7083 Duvall Rd, Ashville, OH 43103.

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

Auditors Parcel #: F1600010001300, F1600010001301, F1600010001201, F1600010001205, F1600010001204, F1600010001203, F1600010001202

Applicant is Northpoint Development 4805 Montgomery Rd, Suite 310, Cincinnati OH 45212

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.

March 31, 2022
Circleville Herald - 655020

Madison Township Rural Zoning Commission

Public Hearing Agenda

April 13, 2022

7:00pm

- I. Opening of Meeting
- II. Attendance Roll Call:
- III. Additions or changes to the Agenda (Zoning Inspector)
- IV. Rezoning Application
Applicant: Matt Gaston, Northpoint Development
Owner(s): Barbara Crites, Jeremy and Lana Tackett, Helen Lester, Bahij Abdellah, Natalie Dennison, Erwin Scott, Jeffrey and Mary Davis, Trent and Melissa Carr
Site Parcel: F16-0-001-00-012-02, F16-0-001-00-012-03, F16-0-001-00-012-04, F16-0-001-00-012-05, F16-0-001-00-012-01, F16-0-001-00-013-01, F16-0-001-00-013-01
Acreage: 160.5 acres
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
- VIII. Speakers against the Rezoning
- IX. Commission Members comments/questions
- X. Commission Vote: JH TW WE RL NA
- XI. Additional Items –
- XII. Motion to Adjoin –
- XIII. Public in Attendance

Madison Township Rural Zoning Commission

Public Hearing Minutes

April 13, 2022

7:00pm

- I. Opening of Meeting
- II. Attendance Roll Call: Nathan Anderson, Jim Hummel, Todd White, Wendy Ehmann, Ross LaRue
- III. Additions or changes to the Agenda (Zoning Inspector) No
- IV. Rezoning Application
Applicant: Matt Gaston, Northpoint Development
Owner(s): Barbara Crites, Jeremy and Lana Tackett, Helen Lester, Bahij Abdellah, Natalie Dennison, Erwin Scott, Jeffrey and Mary Davis, Trent and Melissa Carr
Site Parcel: F16-0-001-00-012-02, F16-0-001-00-012-03, F16-0-001-00-012-04, F16-0-001-00-012-05, F16-0-001-00-012-01, F16-0-001-00-013-00, F16-0-001-00-013-01
Acreage: 160.5 acres
Current Zoning: RR
Request: Amend Zoning Classification for parcel above to RBD
- V. Presentation from Applicants:
Nate Green: Proposal is comparable to other neighboring developments, Income tax generated from the developments. Site will drain NW to SE. Developer hopes to get the same tax abatement as other developments in the area.
Matt Gaston: Went over hand out, All traffic for development on Duvall Rd. Releasing stormwater to the SE at the creek. Estimating 1200jobs, \$1.3M in tax revenue. 2million SF for the 3 proposed bldgs. Will meet at buffer requirements to block car lights into houses on west side of Lockbourne Eastern Rd. Duvall will be widened to 28ft wide. Traffic study being prepared.
- VI. Statement from Zoning Inspector – Met with Northpoint and set high expectations for traffic and stormwater runoff. R/W obtained. Land is already slated for development per CRA and MORPC. They have done their due diligence and hope they follow the rules. If they don't I will be reporting back to them with complaints and zoning violations.

- VII. Speakers in favor of the Rezoning – Denice Coffey -Realtor for the residents of east side of Lockbourne Eastern Rd. Stated that Northpoint developed land behind her house on SR 762. They fixed and made right all drainage items next to her property.
- VIII. Speakers against the Rezoning - None
- IX. Public comments/questions - A lot of public discussion and complaints about drainage and truck traffic on Lockbourne Eastern. New development will accept the west side drainage. Dust control needs enforced. Owners on Harrison Twp want to sell their houses.
- X. Commission Members comments/questions – Point overhead lights down and away from Harrison Twp houses. Turn lane Duvall? Not in the plans. Glad to see all truck traffic from Duval Rd to 762 to 23. Sewage will handled privately until Columbus runs public sewer to the site. Wetland sites will be removed, but replaced with off site wetland credits the developer has with the OEPA. All geotech and environmental work is complete. Site minimized crossings over gas pipe line – needs 3ft of cover. Duvall will be reworked before heavy construction starts. Hope to state bldg 1 work at the end of summer. No construction traffic allowed on Lockbourne Eastern.
- XI. Commission Vote: JH For TW For WE For RL Against NA For
- XII. Additional Items –
- XIII. Motion to Adjoin – TH motion, RL 2nd. 8:14pm
- XIV. Public in Attendance: See sign in sheet.

Recommendation of the Zoning Board is to approve the Zoning application.



4/18/2022

Madison Township Rural Zoning Commission

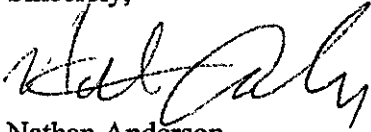
April 18, 2022

Mr. Ben Bitler
Madison Township Zoning Inspector
Pickaway County, Ohio

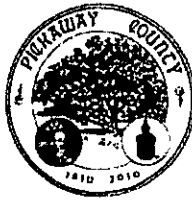
Dear Mr. Bitler,

The Madison Township Zoning commission met on April 13, 2022 for public hearing on the Northpoint Zoning application. See attached meeting minutes. The Board voted 4-1 in favor of the rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan Anderson", written over a horizontal line.

Nathan Anderson
President, Madison Township Zoning Commission



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

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

April 13, 2022

Mr. Ben Bitler
Madison Township Zoning Inspector
Pickaway County, Ohio

Honorable Board,

Thank you for your recent submittal of the application to amend the zoning classification of seven parcels located at the corner of Duvall and Lockbourne Eastern Roads from Residential/ Agriculture, to RBD, Rickenbacker Business Development District for warehousing development.

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 rezoning application, reviewed the application, text and maps, and met on Tuesday, April 12, 2022, to issue a recommendation.

It is the recommendation of the Pickaway County Planning Commission to **approve** this rezoning application.

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,

Tim McGinnis
Director

(30) APG Media of Ohio, 9300 Johnson Rd, Athens, OH 45701
Proof of Ad 04/14/22

Zoning Commission Public Hearing

The Madison Township Trustees is holding a Public Hearing for a Zoning District Amendment at 8:00 PM on April 26, 2022 at the Madison Township House at 7083 Duvall Rd, Ashville, OH 43103.

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

Auditors Parcel #: F1600010001300, F1600010001301, F1600010001201, F1600010001205, F1600010001204, F1600010001203, F1600010001202

Applicant is Northpoint Development 4805 Montgomery Rd, Suite 310, Cincinnati OH 45212.

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

The Zoning Commission has made a recommendation to approve the redistrict. The trustees will make the final decision at the meeting

Any questions, please contact Brian Cook, (740) 207-0258
April 16, 2022
Circleville Herald - 656791

April 26, 2022 Minutes
Madison Township Trustees

The Madison Township Trustees met April 26, 2022 at 8:00 P.M. at the township house for the purpose of a public hearing for a zoning district change proposal for the property at Lockborne Eastern and Duvall Road.

The meeting was called to order by chairperson, Brian Cook. The roll was called:

Roll Call	Brian Cook	YES
	Austin Brown	YES
	Ryan Smith	YES

Northpoint Development representative Matt Gaston gave a presentation over development:

- Overview of Northpoint Development as a nationwide company
- Overview of completed projects within Pickaway County
- Project development overview including:
 - Existing conditions and future land use
 - Site plan
 - Off-site development
 - Widening Duvall Rd./Duvall Rd. improvement
 - Drainage swale added
 - Berm added to Lockborne Eastern and landscaped to hide building
 - Building exterior examples
 - Jobs expected
 - Economic outcome for township and area
- Trustees asked Northpoint Development representative questions about the project concerning drainage and road changes/impact
- Projected start date is August 2022

Brian moved and Ryan seconded the motion to make the change in the zoning district.

Roll Call	Brian Cook	YES
	Austin Brown	YES
	Ryan Smith	YES

Motion passed. Zoning change approved.

Since there was no further business, Brian moved and Austin seconded the motion to adjourn.

Roll Call	Brian Cook	YES
	Austin Brown	YES
	Ryan Smith	YES

Motion passed. Meeting adjourned.

Nicole Bitler, Fiscal Officer