



Jackson Township Franklin County, Ohio

Fiscal Officer
Ron Grossman

Board of Trustees
Ron McClure
David Burris
Jim Rauck

Administrator
Shane W. Farnsworth

Conditional Use 1-CU-2024

Property Owner: Francis & Teresa Wasmus
Applicant: Brittany Glenn
Property: 1586 Dyer Road, (parcel # 160-000645)

The applicant is requesting a Child Care Center. Child Care Centers are a Conditional Use under the Semi-Residential (SR) Zoning District.

107.01 NATURE OF A CONDITIONAL USE

Specifically listed Conditional Uses are provided within the Zoning District Regulations in recognition that such uses, although often desirable, will more intensely affect the surrounding area in which they are located than the Permitted Uses of such Zoning Districts.

The intent of the procedure for authorizing a Conditional Use is set forth in the development standards and criteria for locating and developing a Conditional Use in accordance with the nature of the surrounding area, conditions of development, and with regard to appropriate plans. Applications for Conditional Use Permits are heard by the Board of Zoning Appeals, hereinafter the Board.

107.02 SUBMITTAL REQUIREMENTS

- A. Description of Property and Intended Use. The application shall include the following statements:
1. A legal description of the property.
 2. The proposed use of the property.
 3. A statement of the necessity or desirability of the proposed use to the neighborhood or community.
 4. A statement of the relationship of the proposed use to adjacent property and land use.
 5. Such other information regarding the property, proposed use, or surrounding area as may be pertinent to the application or required for appropriate action by the Board.
- B. Site Plan. The application shall be accompanied by a site plan, drawn to an appropriate scale, clearly showing the following:
1. The boundaries and dimensions of the lot.
 2. The size and location of existing and proposed structures.



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3. The proposed use of all parts of the lot and structures, including accessways, traffic circulation, walks, off-street parking and loading spaces, existing and proposed utilities, stormwater drainage, lighting, landscaping, and other such improvements.
4. The relationship of the proposed development to the property.
5. The use of adjacent properties and location of adjacent structures.

C. Fees. Applicable fees are established based upon the fee schedule and shall be paid at time of application submittal.

107.03 PROCEDURE

- A. Acceptance of a Complete Application.
- B. Notice of Public Hearing.
- C. Action by the Board. The Board shall hold a public hearing and act on a Conditional Use in one of the following ways:
 1. Approval. The Board shall approve an application for a Conditional Use if the following three (3) conditions are met:
 - a. The proposed use is a Conditional Use of the Zoning District, and the applicable Development Standards established in this Zoning Resolution are met.
 - b. The proposed development is in accord with appropriate plans for the area.
 - c. The proposed development will be in keeping with the existing land use character and physical development potential of the area.
 2. Approval with Modification. The Board may approve with modification of an application for a Conditional Use, if the proposed use is a Conditional Use of the Zoning District and the applicable Development Standards are met, but plot plan modification is required:
 - a. To be in accord with appropriate plans for the area; and
 - b. To prevent undesirable effects of adjacent property and the surrounding area.

Such modification may be a limitation on the extent or intensity of development, a requirement for additional screening by fence or landscaping, a change in the method or plan for lighting, control or access or other conditions of development as may be required. Recommendations regarding the modification of plans or other appropriate actions shall be stated with the reasons for each recommendation.



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1. Disapproval. The Board shall only disapprove an application for a Conditional Use for any one (1) of the following reasons:
 - a. The proposed use is not a Conditional Use of the Zoning District, or the applicable Development Standards are not and cannot be met.
 - b. The proposed development is not in accord with appropriate plans of the area.
 - c. The proposed development will have undesirable effects on the surrounding area and is not in keeping with the existing land use character and physical development potential of the area.

107.04 EFFECT OF APPROVAL

- A. Conditional Use Approval. Upon a favorable finding, the Board shall approve a Conditional Use application within thirty (30) days following the public hearing.
- B. Conditional Use Permit. A Certificate of Zoning Compliance may be issued only for an approved Conditional Use within the period of one (1) year from the date of final approval by the Board.
- C. Building Permit. A Building Permit may be obtained only for the development in accordance with the approved plot plan.

204.09 CHILD CARE CENTER

Child Care Centers shall be allowed as a conditional use in any agricultural and any residential zoning district, subject to approval in accordance with Chapter 107, and permitted in the OI District, provided such use occupies a lot of not less than one (1) acre, provided such use is not located on a local street within a platted subdivision, and provided there is an outdoor play area of at least two hundred (200) square feet per child. Such play area shall be arranged in accordance with the provisions of the zoning district for accessory uses and shall be enclosed with a chain link fence or its equivalent in strength and protective character to a height of four (4) feet, but not more than six (6) feet.

305 Off-Street Parking and Loading

Child Care Centers require Two (2) spaces for each classroom, but not less than six (6) spaces.



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Staff Review

- The parcel in question is 0.75 acres. (Regulations require one (1) acre minimum)
- The property currently consists of;
 - A single-family home,
 - A church
 - A 20x 22 detached garage
 - A paved 32' x 60' parking area directly off of Dyer Road,

 - A gravel 150' x 50' parking area accessing Brown Road. (The gravel lot must be brought into Jackson Township parking regulation compliance).
- No proposed outdoor play area was submitted. (Regulations require 200 square feet per child).
 - It is unclear how many children will be attending the center.
- Drop off and pick up times are not defined.
- Access to the house and child care center are not delineated.
 - It is unclear if the applicant is proposing to keep both parking areas.
- ADA parking and building access points will be required.
- Commercial Building and Fire Code inspections are required.
- The existing signage for the church is proposed to be rebranded for the child care facility.
 - Any proposed signage is subject to Chapter 306 of the Jackson Township Zoning Regulations.
- No landscaping plan provided.
- No Stormwater plan provided.
- No well or septic information provided.
- Traffic circulation not clearly defined.

Attachments:

1. Conditional Use Application
2. Site Map
3. Property Images

Fee Paid by Cash / Check # 150

Application # 1-CU-20 24

APPLICATION FOR CONDITIONAL USE

JACKSON TOWNSHIP BOARD OF ZONING APPEALS

3756 Hoover Road
Grove City, OH 43123 614-875-2742

Property Owner: Wasmus Francis T & Teresa M Applicant: Brittany Glenn

Address: 1586 Dyer Rd, Grove City, OH 43123 Zoned: Grandfathered Use

PID: 160-160-000645 Area/Acres: 1 Floodplain: 39049C0318K

(Home): _____ (Work): _____ (Cell): 419-371-9683

Email Address: gracedtolove@hotmail.com

Summary of Conditional Use: *It is recognized that while some uses within a particular Zoning District may be desirable, such uses may more intensely affect the surrounding area in which they are located than the Permitted Uses. Conditional Uses (also known as "special use permits") are uses or activities unique to an individual property in a Zoning District that may have a significant impact and thus require an administrative hearing before the Board of Zoning Appeals. A Conditional Use may not be transferable to future owners.*

To the Board of Zoning Appeals, the applicant requests Conditional Use for the following:

- | | | |
|--|---|--|
| <input type="checkbox"/> Bed & Breakfast Inn | <input checked="" type="checkbox"/> Child Care Center | <input type="checkbox"/> Religious Use |
| <input type="checkbox"/> Cellular Tower | <input type="checkbox"/> Elderly Care | <input type="checkbox"/> Home Occupation |
| <input type="checkbox"/> Cemetery | <input type="checkbox"/> In-Law Suite | <input type="checkbox"/> Zoning Use -OTHER |

Requesting the following Conditional Use (be specific):

Prospective new property owner is requesting condition use for a child care & learning center business to be conducted at 1586 Dyer Rd, Grove City, Oh 43123.

Under Ohio Law (519.14) the Board of Zoning Appeals may only approve a Conditional Use only for the specific uses mentioned in the Township's Zoning Resolution. Each application is reviewed on its own merits for generally acceptable standards such as traffic, safety, noise, health, compatibility to the area or zoning district.

1. Describe special conditions and circumstances which may exist which are unique to the land, structures or the property involved and the details of the Conditional Use.

Exact structures in place will not need to be architecturally altered.

2. Describe in specific detail why this Conditional Use **WILL NOT** adversely affect the health, safety or general welfare of adjacent property owners or neighbors. (Attach additional sheets, documentation, photographs and supporting information as necessary.)

The exact structure on the property will be staying as-is and any/all remodeling work conducted will be interior related only. No structural/architectural work will be requested. Sufficient parking and access is also already provided on the property. The current signage in place will be rebranded only to match current business usage. With the rapid growth of Jackson Twsp and Franklin County, a daycare will support the local residents and allow for a safe, convenient child care service.

SUBMITTAL CHECKLIST

- | | |
|--|---|
| <input type="checkbox"/> Legal Description / Deed | <input type="checkbox"/> Photos documenting requested use |
| <input type="checkbox"/> Plot Plan / Site Plan | <input type="checkbox"/> Date Filed _____ |
| <input type="checkbox"/> Detailed Building Plans | <input type="checkbox"/> Legal Ad _____ |
| <input type="checkbox"/> Property Owners within 500' | <input type="checkbox"/> Notices Sent _____ |
| <input type="checkbox"/> Application Fee | <input type="checkbox"/> Hearing Date _____ |

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We Francis & Teresa Wasmus
(Name)

12978 Gibson Rd Ashville Ohio 43103 Home: _____
(Address) (City, State, Zip Code) (Phone)

Cell: 614 419-1672 Business: 614 560-5054
(Phone) (Phone)

" the above named Owner / Applicant being duly sworn, depose and say that I/We are the owner(s) of the land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly and to the best of my ability. By filing this application for Conditional Use, I/We do hereby grant permission to Jackson Township and its employees to enter upon my property and to observe, photograph and document all conditions observed therein and to post all application materials upon the Township's website for public information purposes."

Francis Wasmus
(Owner Signature)

Teresa Wasmus
(Co-Owner Signature)

Subscribed and sworn before me this 12th day of September 2024
(Day) (Month) (Year)

Virginia A. Kitsos
(Notary Signature)



VIRGINIA A. KITSOS
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 9-4-25

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

Hearing Date: _____ 7:00pm at the Jackson Township Hall, Grove City, Ohio

1-CU-2024 (1586 Dyer Road)

Images from Dyer Road



Images from Brown Road

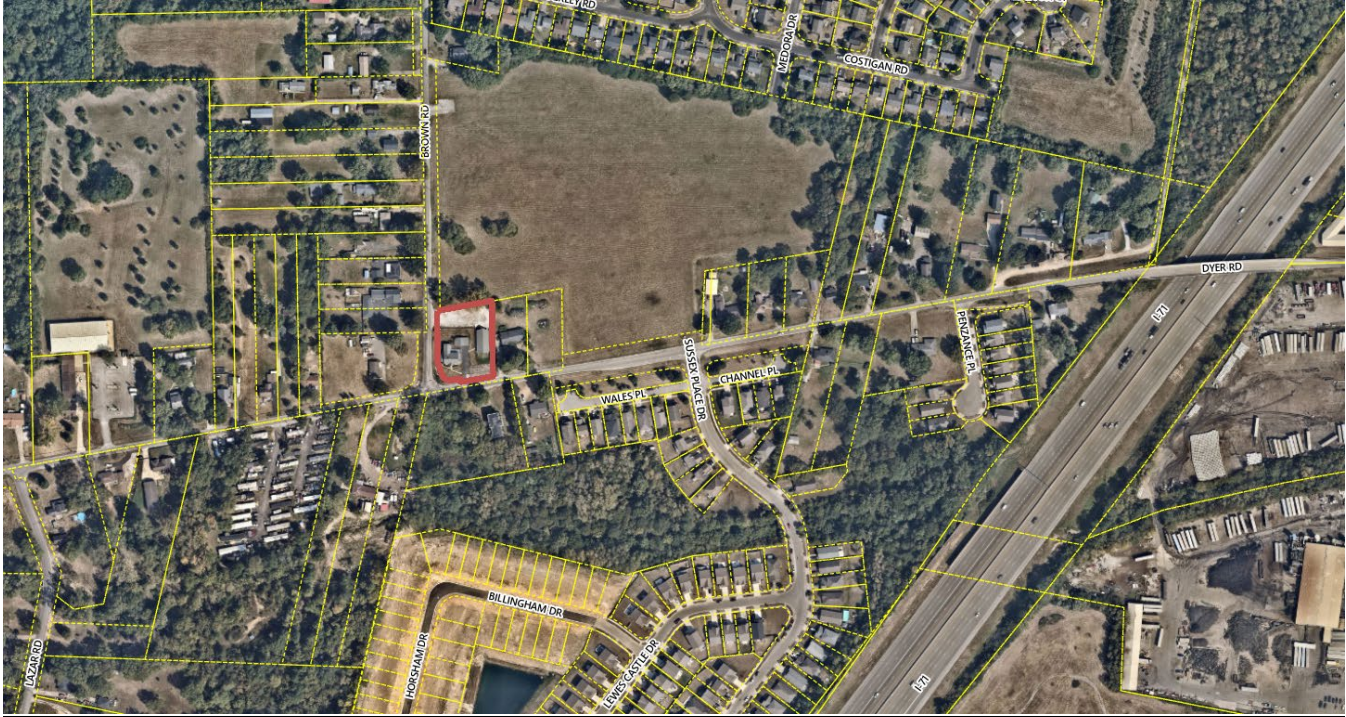


Existing Signage



Conditional Use 1#-CU-2024 Zoning Hearing October 21, 2024 at 7:00 p.m.

Applicant: Glenn, Brittany
Property Owner: Wasmus, Francis & Teresa
Property: 1586 Dyer Road (Parcel #160-000645)
Section: Chapter 107 Conditional Uses
Appeal: Requesting a Conditional Use to operate a Child Care Center



Excerpt from Zoning Code

107.01 NATURE OF A CONDITIONAL USE

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