



Jackson Township

Franklin County, Ohio

Zoning Commission

Rezoning **1-RZ-2024**
Applicant: Candice Bollinger
Property: 4746 Rensch Road, (parcel #160-002861)
Acreage: 1.5345 acres
Utilities: Onsite Well and septic
Request: To rezone from Semi Residential (SR) to Exceptional Use (EU) district.

Background

The subject site is located on the east side of Harrisburg Pike approximately midway between Orders Road and London-Groveport Road. The site is developed with a home and multiple accessory buildings including a recently constructed 60’ x 120’ pole barn with a 24’ x 30’ “bump out”. The rezoning application indicates that the property is being used by a water and sewer construction contractor to park trucks and store equipment at the newly constructed pole barn.

The recently constructed 7,920 square feet barn was permitted as an agricultural exempt building on June 3, 2022 for animal husbandry. The property was cited in 2023 for operating Travco Construction Inc. at 5506 Harrisburg Pike. The rezoning application has been submitted in an attempt to legitimize this use of the property.

Surrounding Zoning and Land Use

The subject site and surrounding area is largely rural in character, used for residential and agricultural purposes and zoned Semi Residential. The Grove City corporation line is approximately two hundred and fifty feet to the east.

Comprehensive Plan

The Jackson Township Comprehensive Plan’s Future Land Use Map locates the property in an area identified for future rural residential land uses under the Townships Rural zoning district. The majority of properties within this future rural residential land use area along the Rensch Rd corridor are currently zoned Suburban Residential. The Plan and its future land use map do not envision commercial land uses in this area. The request is not consistent with this recommendation. However, the use is not inherently incompatible with existing and permitted land uses surrounding the site and within the underlying zone district.

County Planning Staff Analysis

Commercial uses are not recommended by the Jackson Township Comprehensive Plan and the request does not conform to the character of the surrounding area. The property is surrounded on its western, northern, and eastern boundaries by a 91.45-acre parcel used for farming and agricultural uses.

The submitted application did not include a development plan that identified details about the parking areas, location of septic and well, or clearly label the proposed uses on the development plan. No development text has been provided in the application. Staff did not have enough information to determine full compliance with the Jackson Township Zoning Resolution development standards of the Exceptional Use (EU) district.



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Zoning District Requirements

The provisions of the Jackson Township Zoning Resolution's General Development Standards shall apply to the Exceptional Use (EU) district. Due to the unique nature of such uses and because their locations cannot be readily predetermined, more specific development standards cannot be set forth. Therefore, full usage of the development standards and other provisions of the zoning resolution shall be used as appropriate and detailed in a Development Plan. The Development Plan shall include the following in text or map form:

Development Plan

1. *The proposed location and size of areas of use, indicating size, location and type of structure.*
 - a. The development plan includes partial details of all such items. Location of the proposed use will need to be identified in the development plan. More detailed interior plans should be provided.
2. *The proposed location, size and use of all open areas landscaped and other open space with suggested ownership of such area.*
 - a. The development plan as submitted does not address this requirement.
3. *The proposed provision of water, sanitary sewer and surface drainage facilities including engineering feasibility studies.*
 - a. An existing on-site septic system will manage wastewater. Upgrades to the system to accommodate additional uses will be reviewed and permitted by Franklin County Public Health. Specifications for the new septic system will be required to be reviewed and approved by Franklin County Public Health Department prior to installation.
4. *The proposed circulation pattern including streets, both public and private, parking areas, walks and other access ways including their relation to topography, existing streets and other evidence of reasonableness.*
 - a. Additional information is needed, and the required number of parking space are required to be shown on the development plan.
5. *The proposed schedule of site development and construction of buildings and associated facilities including sketches or other documentation indicating design principles or concepts for site development, buildings, landscapes or other features. Such schedule shall include the use or redevelopment of existing features such as structures, streets, easements, utility lines and land use.*
 - a. The application identifies that the use will take place in an existing 1,419.31 square foot accessory structure on the property.
6. *The relationship of the proposed development to the existing and future land use in the surrounding area, the street system, community facilities, land services and other public improvements.*
 - a. The proposed use will take place in an existing structure. Structures and land uses on neighboring properties are not shown in the development plan. The site is bound on the west, north, and east by a single 91.45-acre parcel used for farming and agricultural land uses.



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7. *Evidence that the applicant has sufficient control over the land to effectuate the proposed Development Plan within three (3) years. Such control includes property rights, economic resources and engineering feasibility as may be necessary.*

- a. The applicant has provided sufficient evidence of all necessary items.

Basis of Approval – The basis of approval for the Exceptional Use (EU) District according to the Jackson Township Zoning Resolution shall be:

1. *That the proposed development is consistent in all respects with the purpose, intent and applicable standards of the Jackson Township Zoning Resolution.*
 - a. A home-based pet grooming business operating in a rural zoning district may be considered consistent with the applicable portions of the Township Zoning Resolution if conducted within an accessory structure as proposed and compliance with parking requirements are confirmed on the development plan and text for the Exceptional Use (EU) District.
2. *That the proposed development is in conformity with the Comprehensive Plan or a portion thereof as it may apply.*
 - a. The request conflicts with the future land use recommendation made by the Jackson Township Comprehensive Plan. The plan allows flexibility to approve land uses that are outside of the recommendation, but those decisions should be justified to not render the plan ineffective. If the use is conducted indoors with minimal impact to adjoining properties and roadway network, the proposed use may be justified without compromising the integrity of the Plan recommendations.
3. *That the proposed development advances the general welfare of the Township and that the benefits to be derived from the proposed use justify the change in the land use character of the area.*
 - a. The proposed use is not objectionable, but the lack of sufficient development plans makes it challenging to support this case for approval. The provision of the proposed services may be considered to advance the general welfare of the Township and justify the change in land use character of the area. No information has been provided regarding hours of operations, whether kennel and/or boarding services are proposed, or maximum number of pets/clients served at a given time. This information is needed to identify whether there will be significant potential impacts to surrounding properties.

Franklin County Planning Staff Recommendation

Based on Staff's Review, staff recommends *denial* of the request to rezone the Suburban Residential (SR) District to the Exceptional Use (EU) District for the following reasons:

1. The development plan does not clearly distinguish accessory structures that will be used exclusively for the residential use.
2. No information has been provided about hours of operation.
3. No information has been provided about the maximum number of pets that will be serviced at a given time.



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4. The plan is not clear on whether overnight or long-term kennel or boarding activities are proposed.
5. No response has been received from Franklin County Public Health on the septic system impacts or future requirements associated with a pet grooming business.

Jackson Township Zoning Staff Recommendation

Jackson Township Zoning Staff agrees with the Franklin County Planning Commission Staff's concerns that additional information is needed. Staff feels the applicant can provide this information to clarify the issues raised.

Attachments:

- Rezoning Application
- Development Plan
- Zoning Map

Fee Paid by Cash / Check # _____, \$ _____

Application # 1 -ZC-2074

ZONING COMMISSION APPLICATION

REQUEST FOR HEARING BEFORE ZONING COMMISSION

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

Property Owner: Candice A. Bollinger Applicant: _____

Boys

Address: 2383 Birch Bark Trl, Grove City, OH Zoned: _____

Property Location: 4746 Rensch Rd

PID: 160- _____ Area/Acres: _____ Floodplain: _____

(Home): 614-875-1707 (Work): N/A (Cell): 614-202-7926

Email Address: cbolling604@yahoo.com

Summary of Zoning Commission: It is the responsibility of the Zoning Commission to review and recommend a change in how land is zoned as well as the specific regulations and requirements of the Township Zoning Resolution. It is the responsibility of applicants appearing before the Zoning Commission to have all required site plans, drawings, descriptions and all facts ready for public review and discussion. The schedule of required hearings may be extended by actions of continuance at any step in the procedures.

To the Township Zoning Commission, the applicant requests the following:

Re-Zoning / PUD

Map/Text Amendment

Exceptional Use

A change in zoning from the existing _____ District to the proposed _____ District

A change in use from the existing SIC _____ to the proposed SIC _____

General Description of the Request

- Describe in specific detail the proposed request noting special and unique conditions of the proposed use. Attach development text as required.

Pole Barn to be used for dog grooming

The rest of the property will remain Residential

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

I/We Candice A. Bollinger
(Name) 43123

4746 Rensch Rd Grove City OH Home: _____
(Address) (City, State, Zip Code) (Phone)

Cell: 614-202-7926 Business: _____
(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, 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."

Candice A. Bollinger
(Owner Signature)

(Co-Owner Signature)

Subscribed and sworn before me this 17 day of October 2024
(Day) (Month) (Year)



ANGELA R. LEE
Notary Public, State of Ohio
My Commission Expires 3/5/26
Angela R. Lee
(Notary Signature)

Stamp or Seal

ACTION BY TOWNSHIP

Application Received & Accepted by: _____ Date: _____

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



CAMPBELL &
ASSOCIATES, INC.
Land Surveying

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>

MORTGAGE LOCATION SURVEY



Made for and at the instance of **World Class Title**

Street Address: **4746 Rensch Road, Grove City, Ohio**

New Owner: **Candice Bollinger**

Present Owner: **Candice Bollinger**

Client Order No: **2010-092-Rensch**

Date: **October 30, 2020**

This is to declare, that on October 30, 2020 we made an inspection of the premises standing in the name of Candice Bollinger situated at City of Grove City, County of Franklin, State of Ohio, and at the time of such inspection we found no one available.

We further declare as to the existence or non-existence of the following at the time of our inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, visual evidence of drains, sewer, water, gas or oil pipe lines, utility lines across said premises:

Right of Way of Rensch Road

2. Disputed boundaries and encroachments:

None Apparent

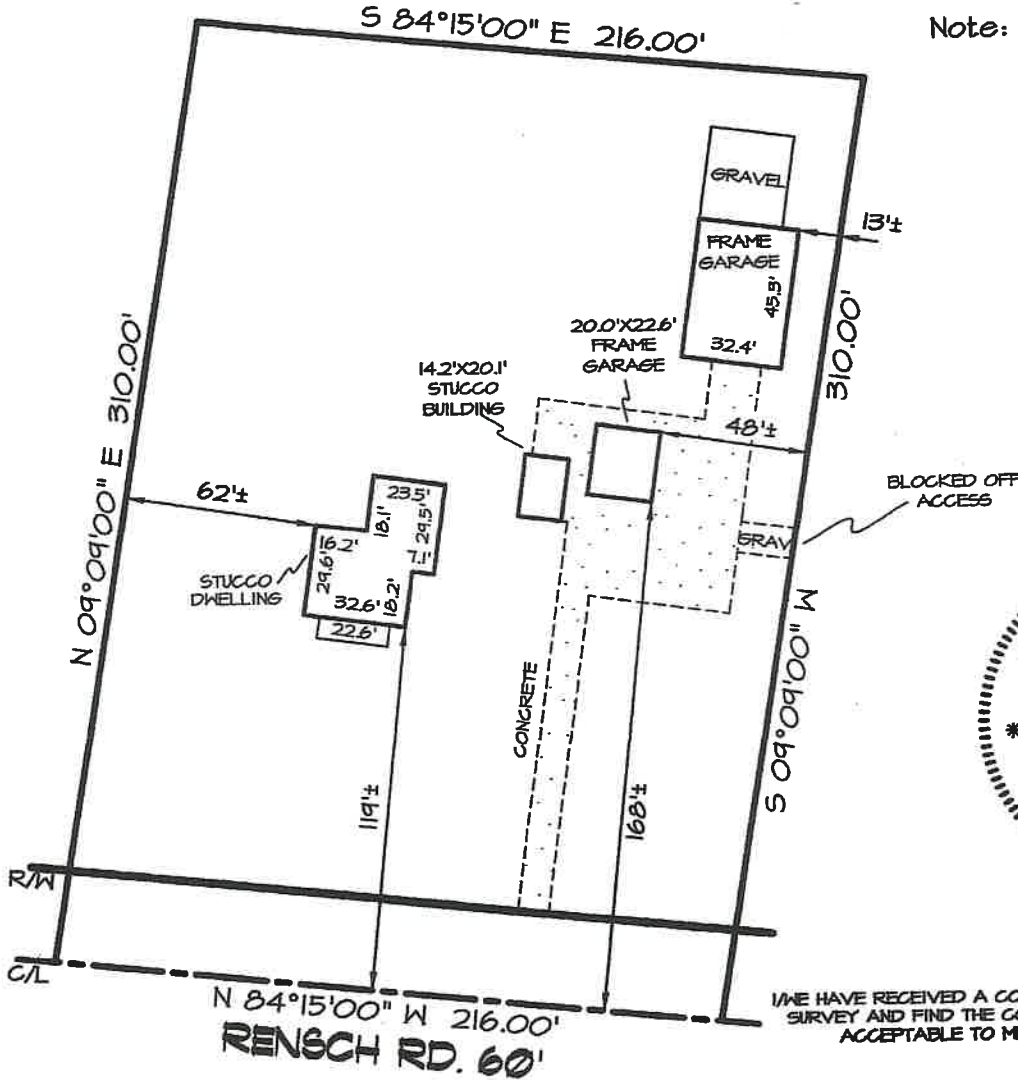
3. Indications of building construction, alterations or repairs, street or sidewalk construction or repairs within recent months:

None Apparent

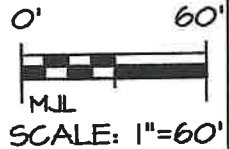
C & A Order No.
CO170794

MORTGAGE LOCATION SURVEY

Note: Building ties $\pm 2'$



WE HAVE RECEIVED A COPY OF THIS SURVEY AND FIND THE CONDITIONS ACCEPTABLE TO ME/US.



BUYER/OWNER

Address 4746 Rensch Road

State of Ohio, County of Franklin

City of Grove City, Ohio

New Owner Candice Bollinger

Client Order No. 2010-092-Rens

Date October 30, 2020

Present Owner Candice Bollinger

C & A Order No.
CO170794

This is to certify to World Class Title

that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

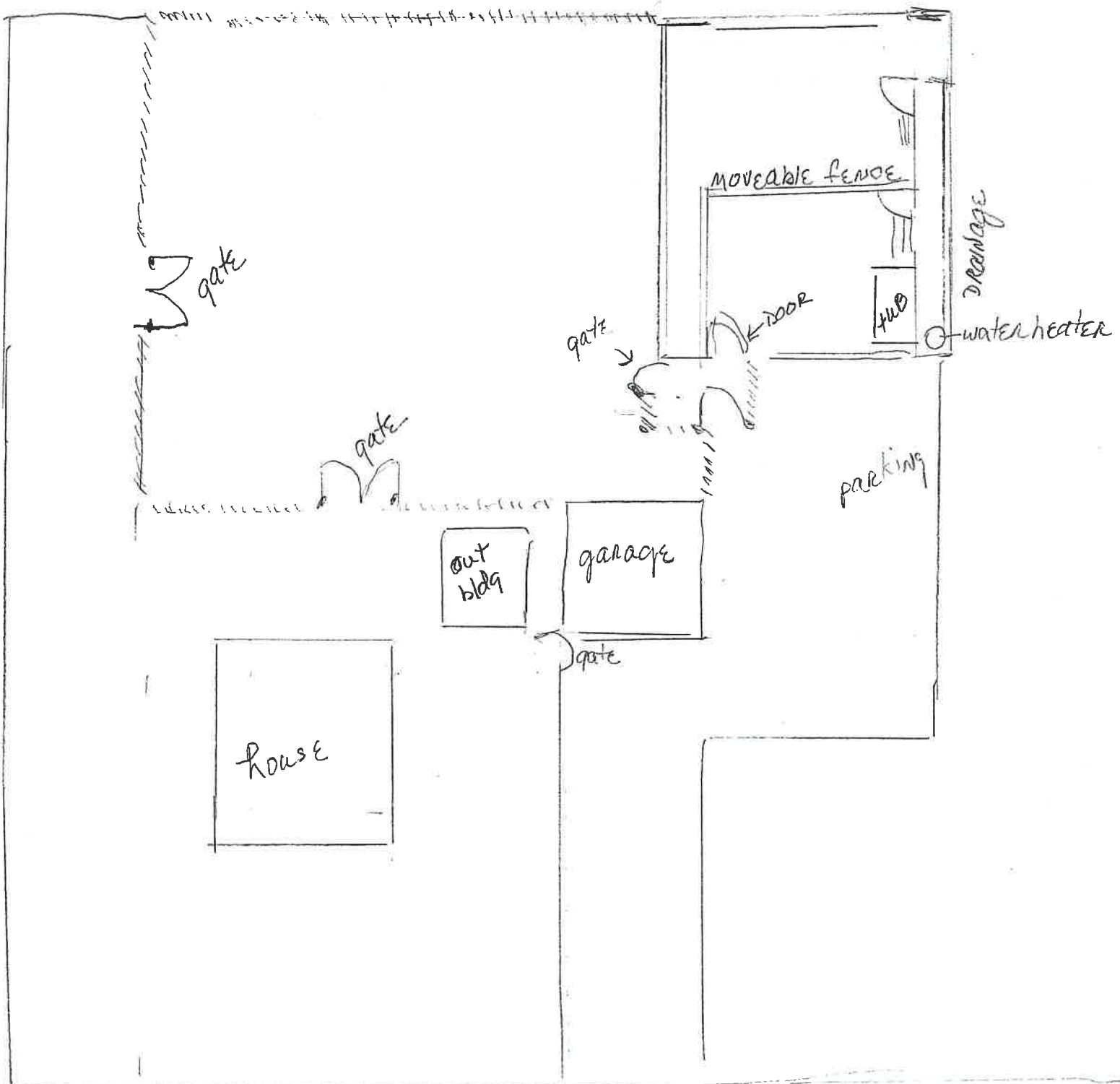
This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code.

Matthew L. Campbell - Reg. Surveyor No. 8546

RESIDENTIAL

GRAVEL

COMMERCIAL



Rensch Rd

