

RESOLUTION NO. 14-2020

A RESOLUTION TO REZONE 40.861 +/- ACRES WITHIN THE VILLAGE OF COMMERCIAL POINT, OHIO FROM GENERAL COMMERCIAL TO LIMITED MANUFACTURING.

WHEREAS, K-Nova LLC (the "Petitioner") filed a Zoning Certificate Application with the Village of Commercial Point on January 17, 2020; and

WHEREAS, The Planning and Zoning Commission of the Village of Commercial Point held a public hearing on February 27, 2020 to hear comments on this proposed zoning request; and

WHEREAS, On February 27, 2020 a recommendation to approve the new zoning for this project was received by the Council of the Village of Commercial Point; and

WHEREAS, The Council of the Village of Commercial Point held a public hearing May 26, 2020 to hear comments on this proposed zoning request; and

WHEREAS, the Council of the Village of Commercial Point has determined it to be in the best interest of the Village of Commercial Point that the zoning classification of the proposed property in the Village of Commercial Point be established;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF COMMERCIAL POINT, OHIO THAT:

SECTION 1. The property containing 40.861+/- acres, which is more particularly described on the attached Exhibit A, incorporated herein by reference, is hereby designated as a Limited Manufacturing District (LM):

SECTION 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of this Council and that all deliberations of this Council and of any other committees that result in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

SECTION 3. This Resolution shall take effect and be in force from and after the earliest date allowed by law.

Vote on Suspension of Readings:

Motion by: Tracy Joiner

2nd: Bruce Moore

Roll Call:

Yes Bruce Moore
N/A Aaron Grassel

Yes Tracy Joiner
Yes Ryan Mitchem

Yes Jason Thompson
Yes Laura Wolfe

Vote on Passage of the Resolution:

Motion by: Bruce Moore

2nd: Tracy Joiner

Roll Call:

Yes Bruce Moore
N/A Aaron Grassel

Yes Tracy Joiner
Yes Ryan Mitchem

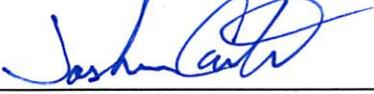
Yes Jason Thompson
Yes Laura Wolfe

Adopted this 1st day of June, 2020.


Allan D. Goldhardt, Mayor

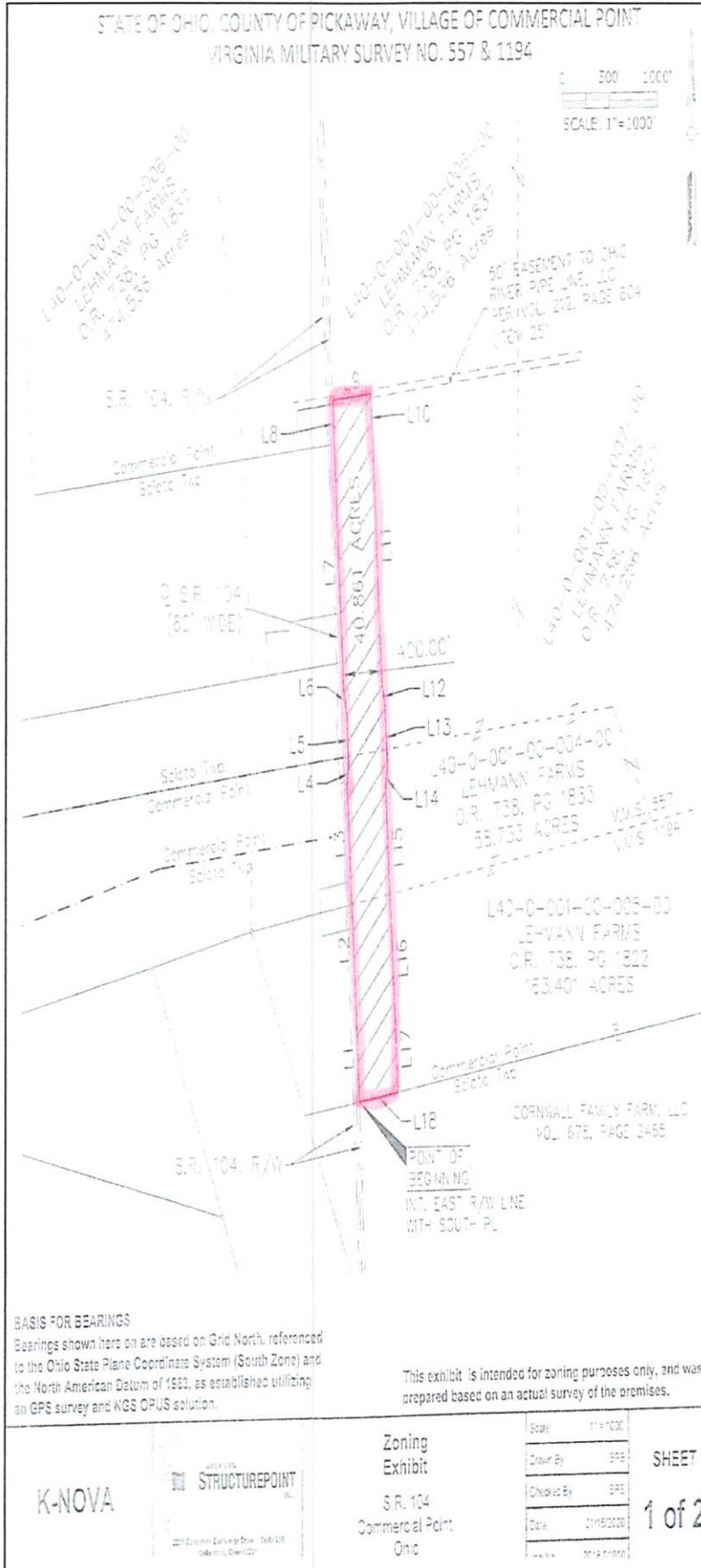

Wendy Hastings, Fiscal Officer

Approved as to Form:


Josh Cartee, Law Director

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Exhibit A



RESOLUTION NO. 14-2020

Exhibit A (continued)

Legal Description of 40.861 Acres

Situated in the State of Ohio, County of Pickaway, Village of Commercial Point, being located in V.M.S. Survey No. 557 and 1194, and being part of Parcel 1, Parcel 3 and Parcel 4 described in a deed to **K-NOVA, LLC** of record in **Official Record 758, Page 2699**, 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 intersection of the south line of said K_NOVA Parcels and the existing easterly right-of-way line for State Route 104;

Thence along the existing easterly right-of-way line for State Route 104 along the following either (8) described courses:

1. **North 02 degrees 43 minutes 27 seconds West**, a distance of **557.70 feet** to a point;
2. **North 03 degrees 44 minutes 36 seconds West**, a distance of **698.83 feet** to a point;
3. **North 03 degrees 20 minutes 47 seconds West**, a distance of **765.70 feet** to a point;
4. **North 08 degrees 27 minutes 18 seconds East**, a distance of **122.62 feet** to a point;
5. **North 03 degrees 10 minutes 56 seconds West**, a distance of **299.75 feet** to a point;
6. **North 11 degrees 16 minutes 13 seconds West**, a distance of **176.78 feet** to a point;
7. **North 03 degrees 08 minutes 13 seconds West**, a distance of **1,557.67 feet** to a point;
8. **North 03 degrees 00 minutes 23 seconds West**, a distance of **280.31 feet** to a point;

Thence across said K-NOVA Parcels along the following nine (9) described courses:

1. **North 84 degrees 29 minutes 23 seconds East**, a distance of **400.38 feet** to a point;
2. **South 03 degrees 00 minutes 23 seconds East**, a distance of **297.34 feet** to a point;
3. **South 03 degrees 08 minutes 13 seconds East**, a distance of **1,528.78 feet** to a point;
4. **South 11 degrees 16 minutes 13 seconds East**, a distance of **176.62 feet** to a point;
5. **South 03 degrees 10 minutes 56 seconds East**, a distance of **368.79 feet** to a point;
6. **South 08 degrees 27 minutes 18 seconds West**, a distance of **122.04 feet** to a point;
7. **South 03 degrees 20 minutes 47 seconds East**, a distance of **722.98 feet** to a point;
8. **South 03 degrees 44 minutes 36 seconds East**, a distance of **701.00 feet** to a point;
9. **South 02 degrees 43 minutes 27 seconds East**, a distance of **522.66 feet** to a point on the south line of said K-NOVA Parcels;

Thence **South 81 degrees 45 minutes 54 seconds West**, along the south line of said K-NOVA Parcels, a distance of **401.86** to the **POINT OF BEGINNING** for this description.

The above description contains a total of 40.861, of which 11.584 acres lies within Pickaway County Auditor's Parcel Number L40-0-001-00-005-00, 8.43 acres lies within Pickaway County Auditor's Parcel Number L40-0-001-00-004-00, and 20.794 acres lies within Pickaway County Auditor's Parcel Number L40-0-001-00-006-00.

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

This description is intended for zoning purposes only.