

RESOLUTION NO. 15-2022

A RESOLUTION APPROVING THE MAJOR SITE PLAN APPLICATION FOR MARK JACOB ON BEHALF OF IDI RICKENBACKER G1, LLC, AS TO LOT G (LOT 9) IN THE RICKENBACKER EXCHANGE – PART 3 DEVELOPMENT.

WHEREAS, Mark Jacob, on behalf of IDI Rickenbacker G1, LLC ("IDI"), has presented a major site plan application to the Planning and Zoning Administrator for a proposed industrial building and related appurtenances as to Lot G (Lot 9) in the Rickenbacker Exchange – Part 3 Development; and

WHEREAS, on April 14th, 2022, Council was presented the major site plan application for their consideration after the Administration determined the submittals to be in compliance with Chapter 1141 of the Village of Commercial Point Planning and Zoning Code; and

WHEREAS, Council is required to act within sixty (60) calendar days of receipt of a major site plan per the Village of Commercial Point Planning and Zoning Code Section 1141.07 (a).

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

Section 1. The major site plan application for the proposed industrial building and related appurtenances on Lot G (Lot 9) in the Rickenbacker Exchange – Part 3 Development, situated in the Village of Commercial Point, Ohio, is hereby approved, subject to Section 2 of this Resolution.

Section 2. In connection with this major site plan application, IDI has applied for a variance under Section 1175.05 of the Zoning Code of the Village of Commercial Point. To obtain final approval of the major site plan application, such variance application must be approved by Village Council in accordance with the procedures in Chapter 1147 of the Zoning Code of the Village of Commercial Point. Approval of the major site plan application under this Resolution is conditional upon approval of the required variance under Section 1175.05 of the Zoning Code of the Village of Commercial Point.

Section 3. 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 resulted 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 4. This Resolution shall take effect and be in force from and after the earliest date allowed by law.

Vote on Suspension of the Readings:

Motion by: Ross Crego

2nd: Ryan Mitchem

Roll Call:

Yes Nancy Geiger

Yes Tracy Joiner

Yes Jason West

Yes Ross Crego

Yes Ryan Mitchem

Yes Laura Wolfe

Vote on Passage of the Resolution:

Motion by: Tracy Joiner

2nd: Jason West

Roll Call:

Yes Nancy Geiger

Yes Tracy Joiner

Yes Jason West

Yes Ross Crego

Yes Ryan Mitchem

Yes Laura Wolfe

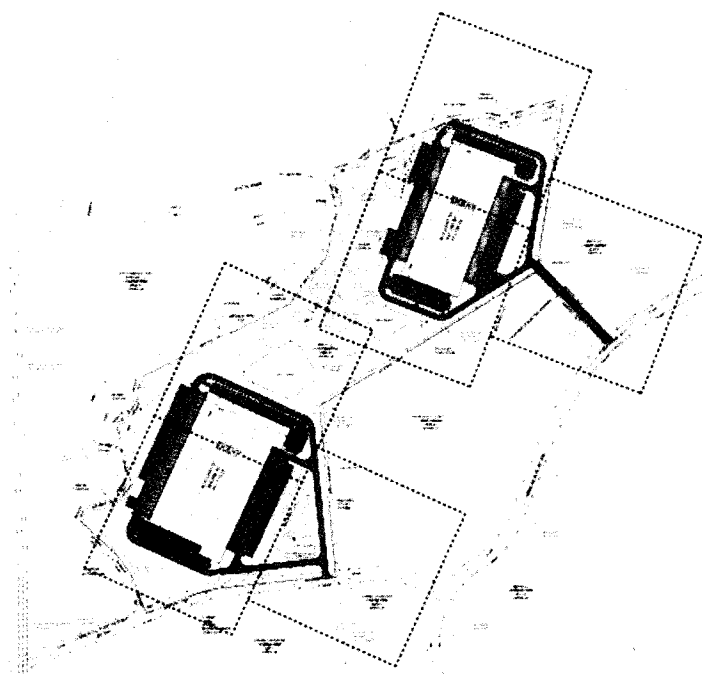
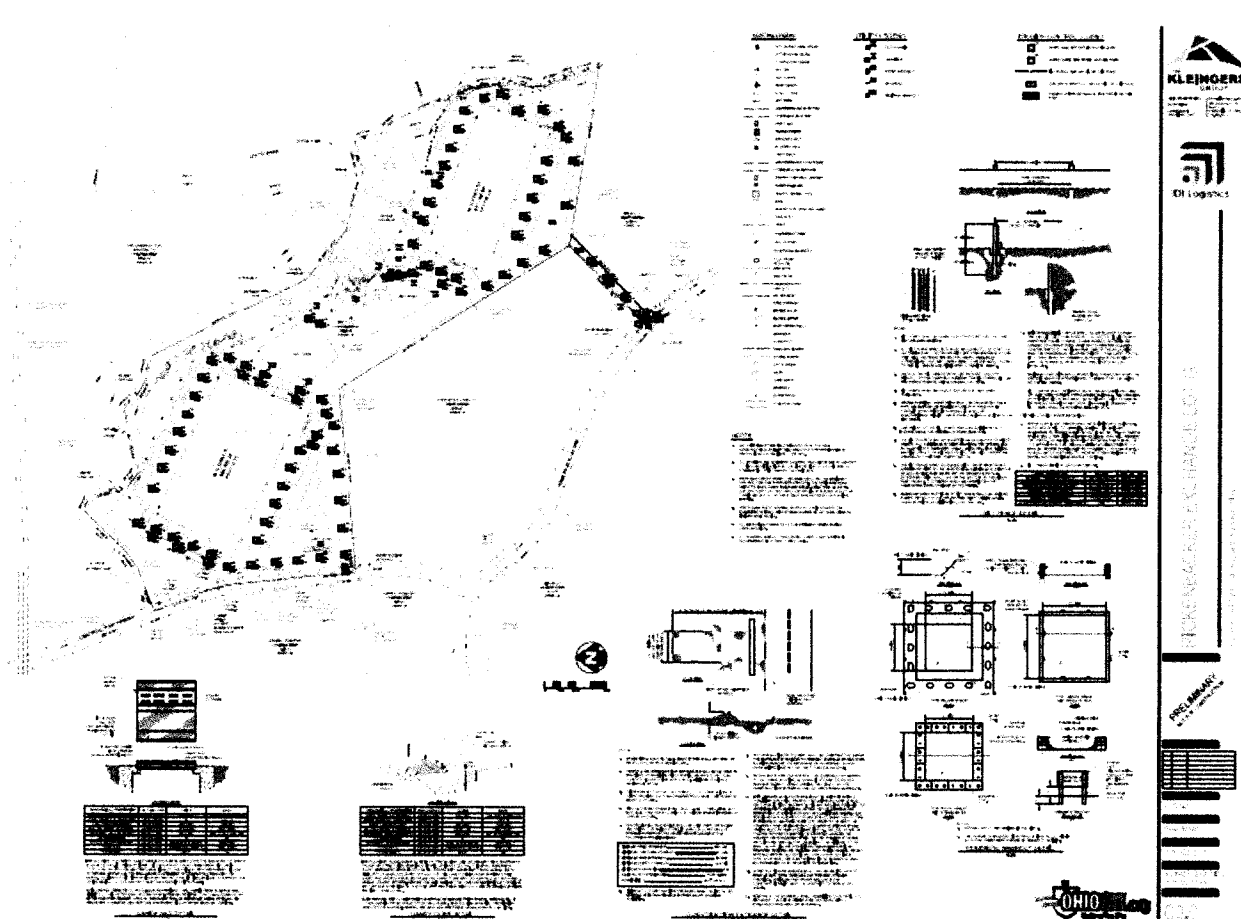
Adopted this 2nd day of May, 2022.

Allan D. Goldhardt
Allan D. Goldhardt, Mayor

Wendy S. Hastings
Wendy Hastings, Fiscal Officer

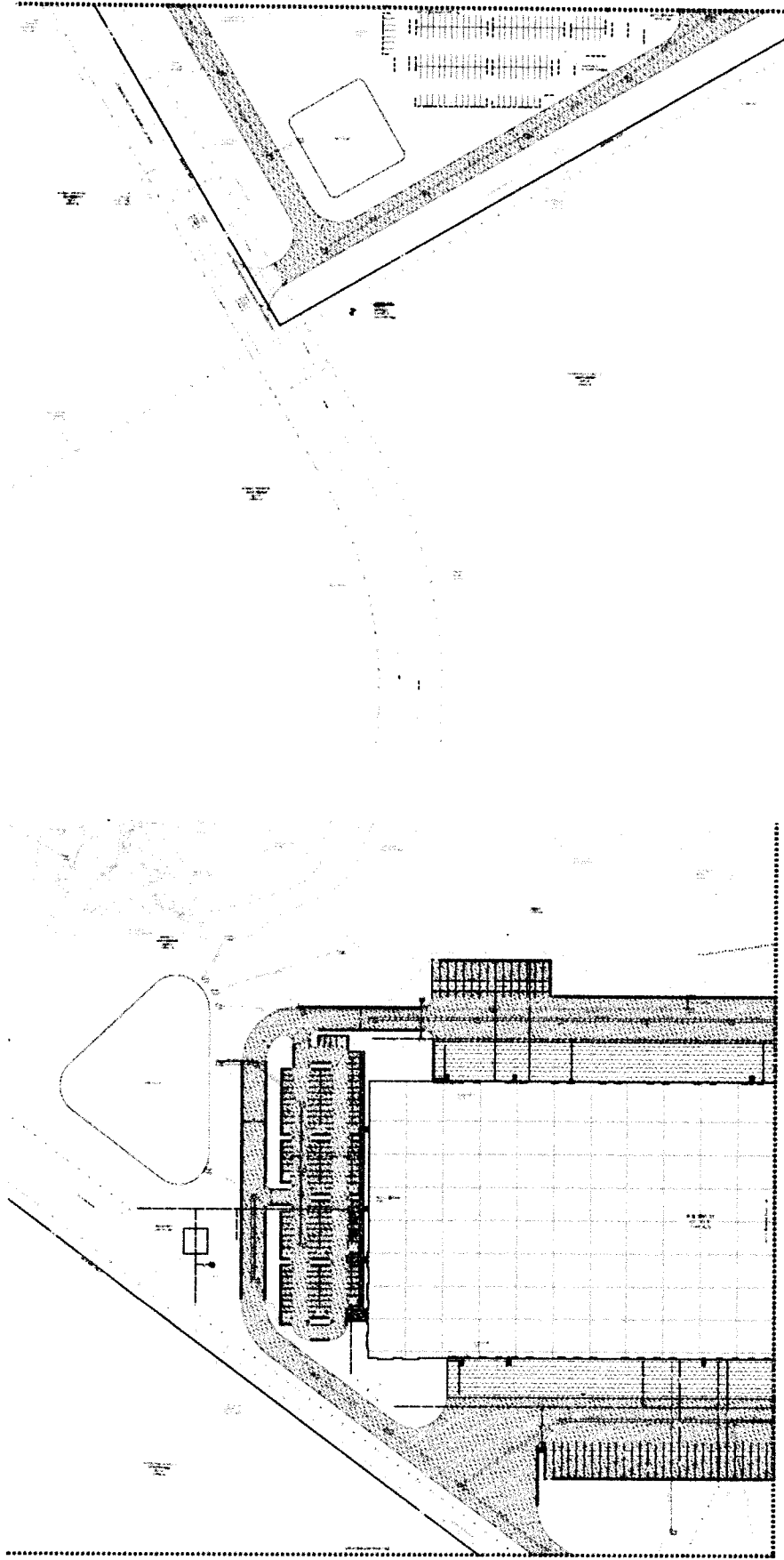
Approved as to Form:

Joshua Cartee
Joshua Cartee, Village Solicitor



RICKENBACKER EXCHANGE LOT G





KLEINGERS
ARCHITECTS

OT Logistics

RICKENBACKER EXCHANGE LOT G
Contract of Purchase & Sale No. 161

PRELIMINARY
Site Plan

OHIO

C4.3

Scale: 1" = 100'-0"

North Arrow

Legend

Site Plan

Site Plan

KLEINGERS
ARCHITECTS

OT Logistics

RICKENBACKER EXCHANGE LOT G
Contract of Purchase & Sale No. 161

PRELIMINARY
Site Plan

OHIO

C4.4

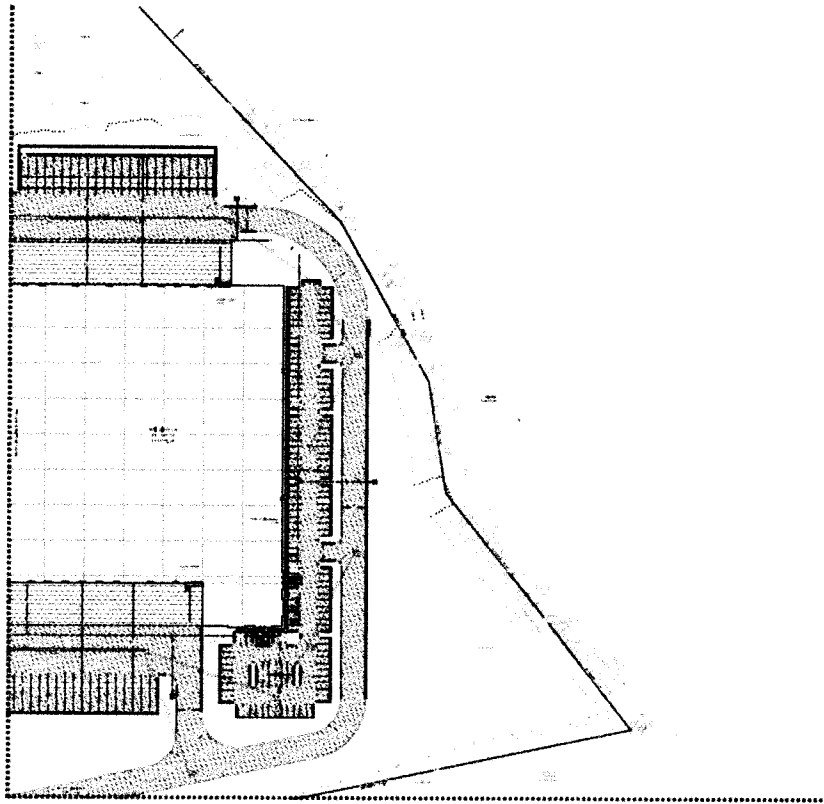
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North Arrow

Legend

Site Plan

Site Plan



KLEINGERS
ARCHITECTS

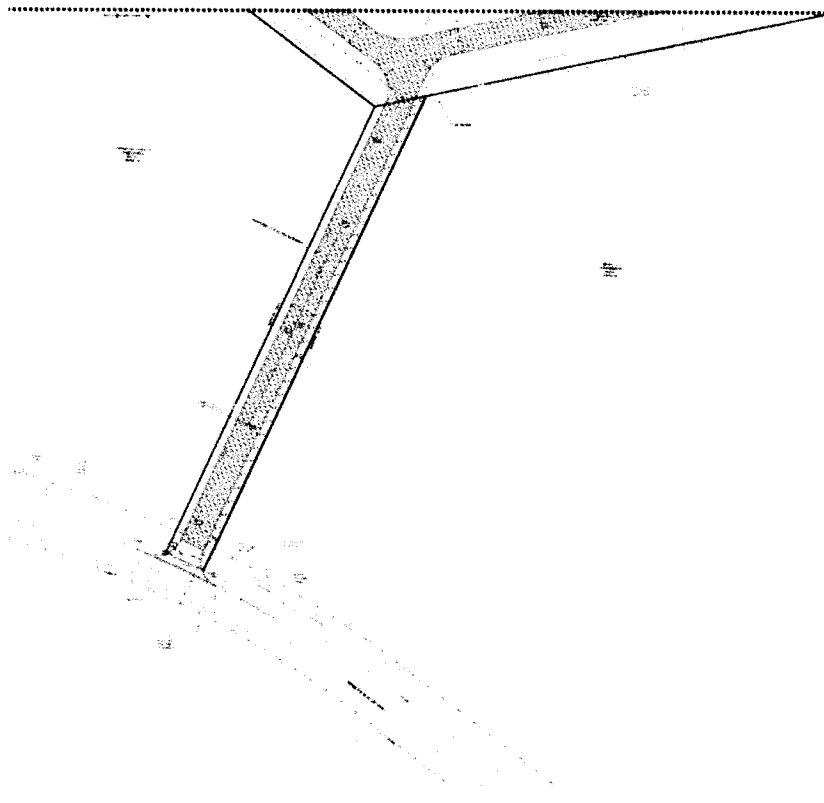
OR LOGISTICS

RICKENBACKER EXCHANGE LOT G
Commercial and Industrial, C4.5

PRELIMINARY

OR

C4.5



KLEINGERS
ARCHITECTS

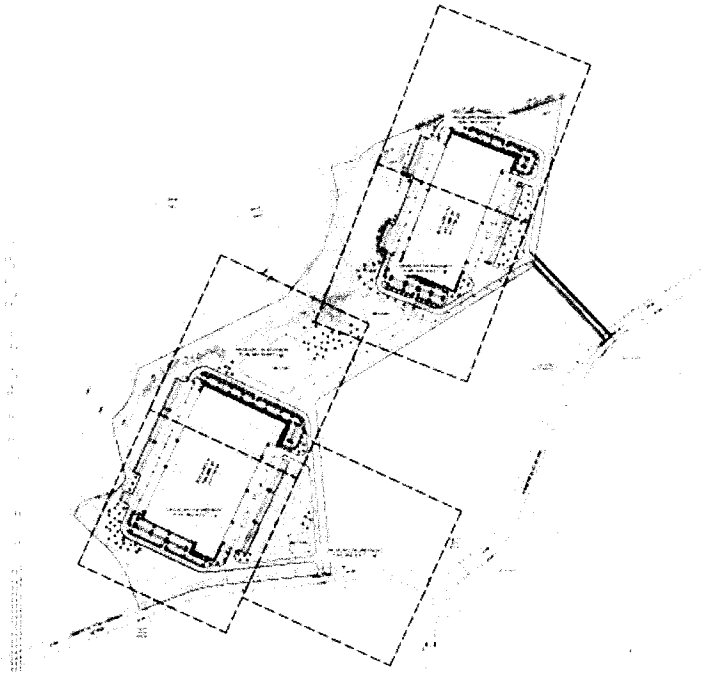
OR LOGISTICS

RICKENBACKER EXCHANGE LOT G
Commercial and Industrial, C4.6

PRELIMINARY

OR

C4.6



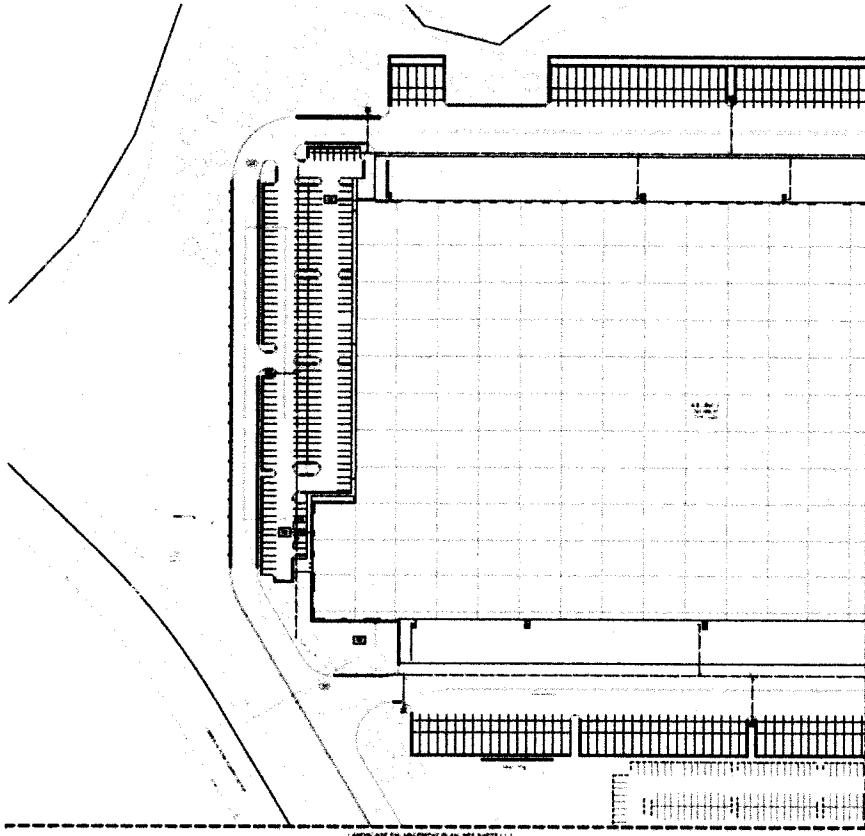
SECTION 1: GENERAL NOTES
SECTION 2: SITE PREPARATION
SECTION 3: CONSTRUCTION METHODS
SECTION 4: UTILITIES
SECTION 5: PAVING
SECTION 6: FENCING
SECTION 7: SIGNAGE
SECTION 8: LIGHTING
SECTION 9: LANDSCAPING
SECTION 10: OTHER

SECTION 11: MATERIALS
SECTION 12: FINISHES
SECTION 13: EQUIPMENT
SECTION 14: SAFETY
SECTION 15: MAINTENANCE
SECTION 16: ENVIRONMENTAL PROTECTION
SECTION 17: CONSTRUCTION SCHEDULE
SECTION 18: QUALITY CONTROL
SECTION 19: AS-BUILT DRAWINGS
SECTION 20: OTHER

Legend table with symbols and descriptions for site plan elements.



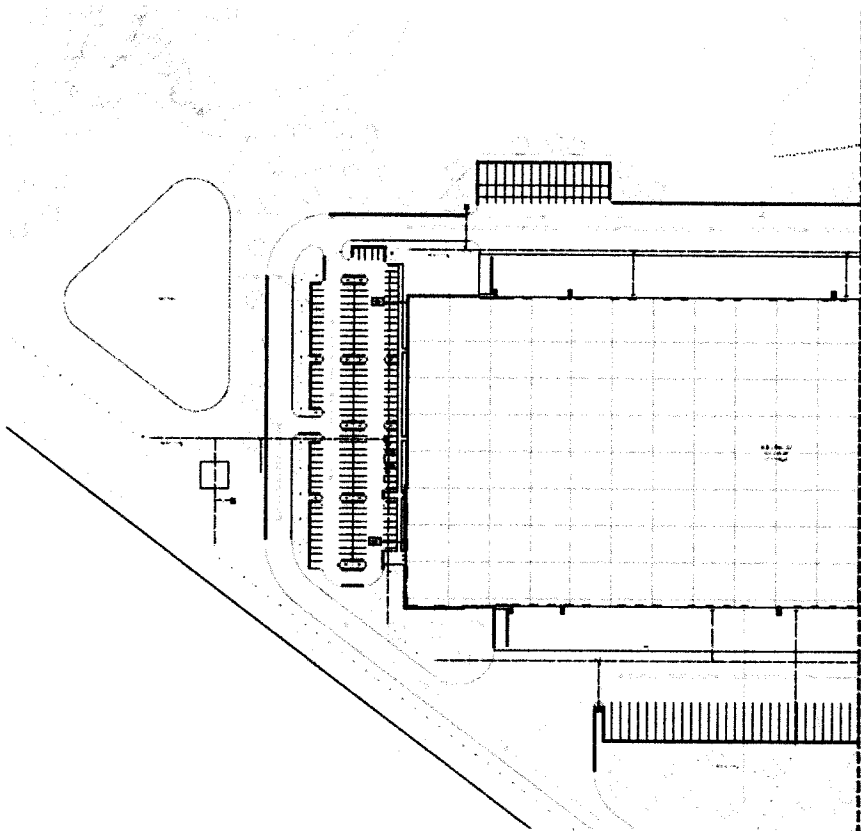
Project information block including logos for KLEINGERS and DR LOGISTICS, the title 'RICKENBACKER EXCHANGE LOT G', and a vertical scale bar.





Legend table with symbols and descriptions for the detailed site plan.


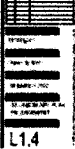


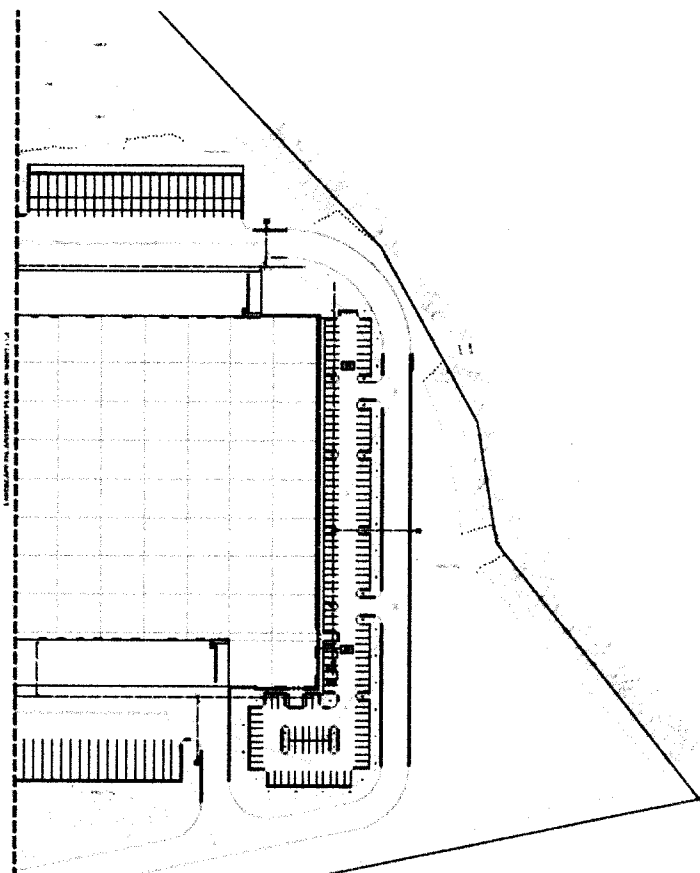
Project information block including logos for KLEINGERS and DR LOGISTICS, the title 'RICKENBACKER EXCHANGE LOT G', and a vertical scale bar.







RICKENBACKER EXCHANGE LOT G
Control of 15177 Avenue 234, Project 181


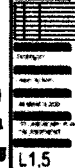
PROJEKT

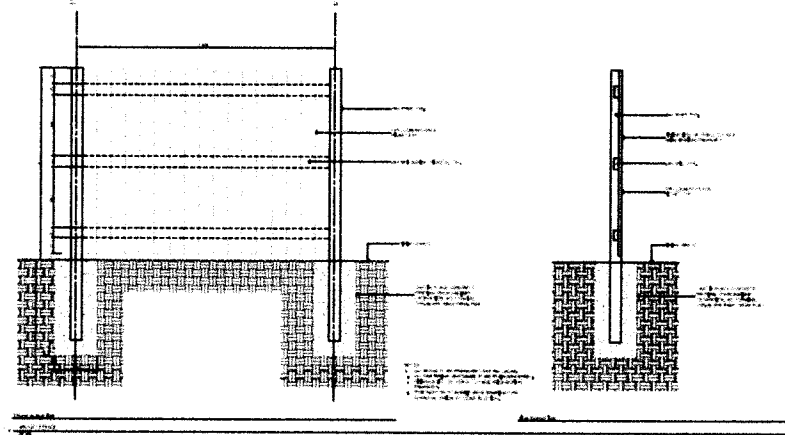
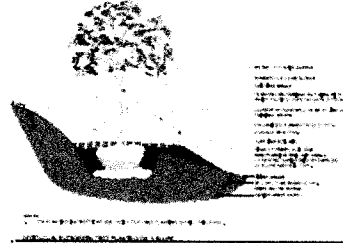
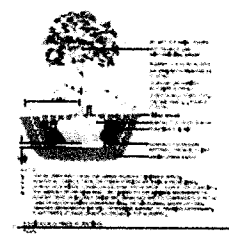
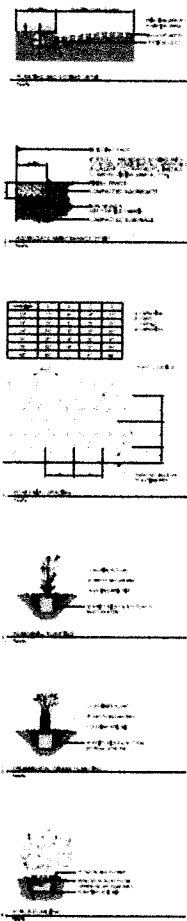




RICKENBACKER EXCHANGE LOT G
Control of 15177 Avenue 234, Project 181

PROJEKT

RESOLUTION NO. 15-2022



Item	Description	Quantity	Unit	Price	Total
1.00	Excavate and backfill	100	sq. yd.	15.00	1500.00
1.01	Excavate and backfill	200	sq. yd.	15.00	3000.00
1.02	Excavate and backfill	300	sq. yd.	15.00	4500.00
1.03	Excavate and backfill	400	sq. yd.	15.00	6000.00
1.04	Excavate and backfill	500	sq. yd.	15.00	7500.00
1.05	Excavate and backfill	600	sq. yd.	15.00	9000.00
1.06	Excavate and backfill	700	sq. yd.	15.00	10500.00
1.07	Excavate and backfill	800	sq. yd.	15.00	12000.00
1.08	Excavate and backfill	900	sq. yd.	15.00	13500.00
1.09	Excavate and backfill	1000	sq. yd.	15.00	15000.00
1.10	Excavate and backfill	1100	sq. yd.	15.00	16500.00
1.11	Excavate and backfill	1200	sq. yd.	15.00	18000.00
1.12	Excavate and backfill	1300	sq. yd.	15.00	19500.00
1.13	Excavate and backfill	1400	sq. yd.	15.00	21000.00
1.14	Excavate and backfill	1500	sq. yd.	15.00	22500.00
1.15	Excavate and backfill	1600	sq. yd.	15.00	24000.00
1.16	Excavate and backfill	1700	sq. yd.	15.00	25500.00
1.17	Excavate and backfill	1800	sq. yd.	15.00	27000.00
1.18	Excavate and backfill	1900	sq. yd.	15.00	28500.00
1.19	Excavate and backfill	2000	sq. yd.	15.00	30000.00
1.20	Excavate and backfill	2100	sq. yd.	15.00	31500.00
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1.45	Excavate and backfill	4600	sq. yd.	15.00	69000.00
1.46	Excavate and backfill	4700	sq. yd.	15.00	70500.00
1.47	Excavate and backfill	4800	sq. yd.	15.00	72000.00
1.48	Excavate and backfill	4900	sq. yd.	15.00	73500.00
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1.58	Excavate and backfill	5900	sq. yd.	15.00	88500.00
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1.60	Excavate and backfill	6100	sq. yd.	15.00	91500.00
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1.80	Excavate and backfill	8100	sq. yd.	15.00	121500.00
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1.82	Excavate and backfill	8300	sq. yd.	15.00	124500.00
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1.89	Excavate and backfill	9000	sq. yd.	15.00	135000.00
1.90	Excavate and backfill	9100	sq. yd.	15.00	136500.00
1.91	Excavate and backfill	9200	sq. yd.	15.00	138000.00
1.92	Excavate and backfill	9300	sq. yd.	15.00	139500.00
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1.98	Excavate and backfill	9900	sq. yd.	15.00	148500.00
1.99	Excavate and backfill	10000	sq. yd.	15.00	150000.00

KLEINHOFFERS
INCORPORATED

KL
OF EXPERTISE

RICKENBACKER EXCHANGE LOT G
Continuously Improved & Growing

PRELIMINARY
Site Plan

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