

NORTH

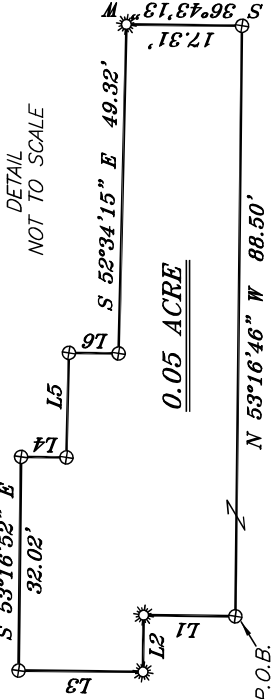


NEW SPLIT
RICHLAND COUNTY
TAX MAP OFFICE
EAK 9-29-23

INITIAL & DATE
**SEE ATTACHED FOR CITY
OF MANSFIELD PLANNING
COMMISSION AND
ZONING APPROVAL
PP-274**

BASIS OF BEARING IS STATE PLANE,
GRID NORTH MAD. 83 (2017), GEOD
184, OHIO NORTH ZONE.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 36°43'12" E | 13.75' |
| L2 | N 53°16'47" W | 8.50' |
| L3 | N 36°43'13" E | 18.62' |
| L4 | S 36°43'10" W | 6.80' |
| L5 | S 52°34'17" E | 15.67' |
| L6 | S 36°43'12" W | 7.45' |



YMCA AKA MANSFIELD AREA Y
O.R.V. 698, PAGE 721

UTILITY EASEMENT "A"

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| UE1 | N 70°44'18" W | 405.00' |
| UE2 | N 19°15'42" E | 15.00' |
| UE3 | S 70°44'18" E | 393.95' |
| UE4 | N 36°30'54" E | 186.21' |
| UE5 | N 53°29'06" W | 94.03' |
| UE6 | N 36°43'13" E | 17.31' |
| UE7 | S 53°29'06" E | 108.97' |
| UE8 | S 36°30'54" W | 214.57' |

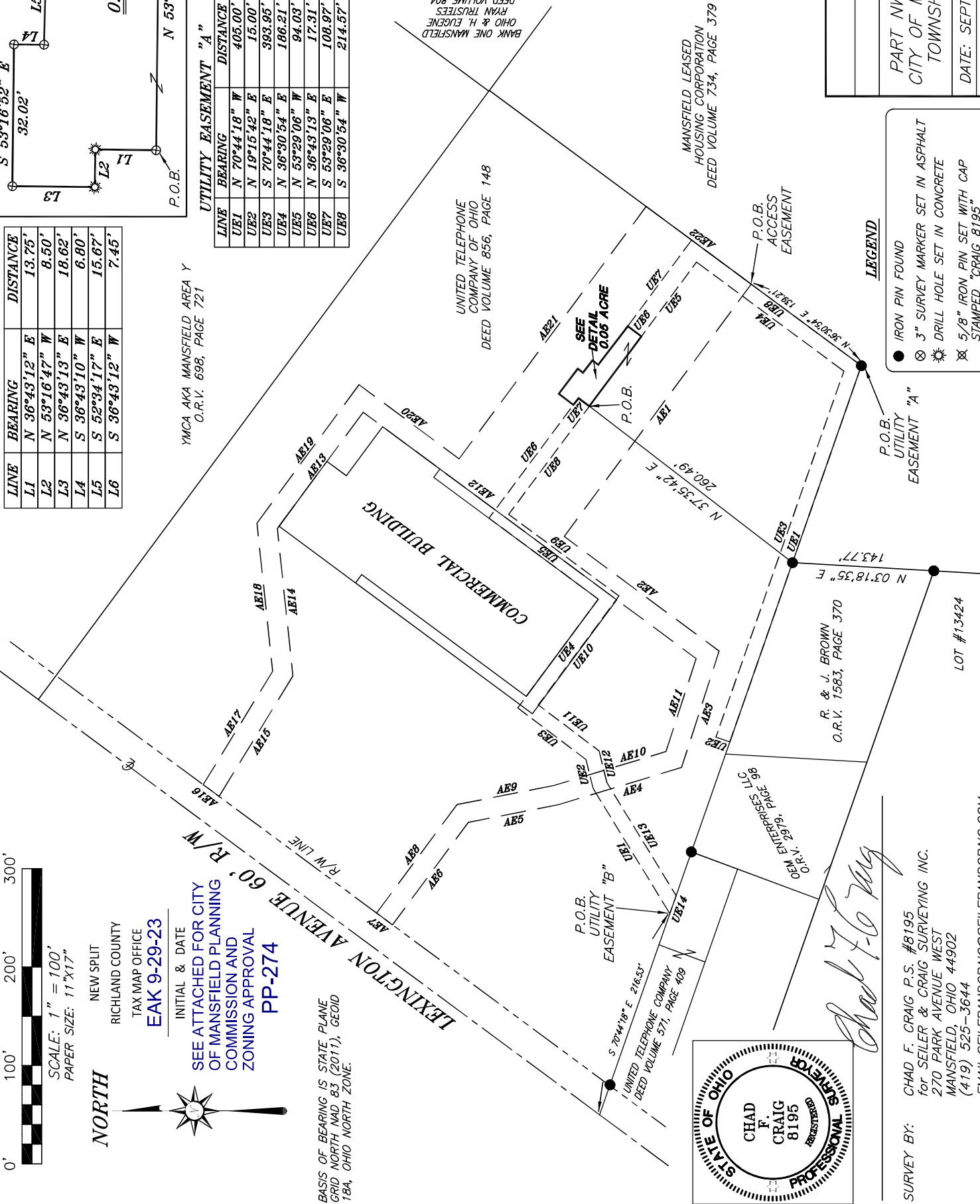
UTILITY EASEMENT "B"

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| UE1 | N 58°30'09" E | 149.17' |
| UE2 | N 76°04'04" E | 30.28' |
| UE3 | N 37°07'38" E | 86.92' |
| UE4 | S 53°28'38" E | 137.56' |
| UE5 | N 36°30'14" E | 138.23' |
| UE6 | S 53°16'47" E | 152.15' |
| UE7 | S 36°43'12" W | 137.10' |
| UE8 | N 53°16'47" W | 137.72' |
| UE9 | S 36°30'14" W | 139.43' |
| UE10 | N 53°28'38" W | 137.72' |
| UE11 | S 37°07'38" W | 77.38' |
| UE12 | S 76°04'04" W | 33.26' |
| UE13 | S 58°30'09" W | 134.60' |
| UE14 | N 70°44'18" W | 19.37' |

BANK ONE MANSFIELD
OHIO & H. EUGENE
RYAN TRUSTEES
DEED VOLUME 804,
PAGE 205

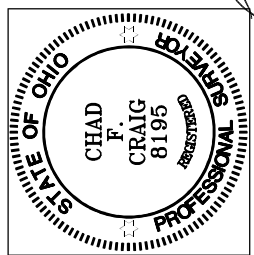
UNITED TELEPHONE
COMPANY OF OHIO
DEED VOLUME 856, PAGE 148

MANSFIELD LEASED
HOUSING CORPORATION
DEED VOLUME 734, PAGE 379



COMMERCIAL BUILDING

SEE DETAIL
0.05 ACRE



Chad F. Craig

SURVEY BY:
CHAD F. CRAIG P.S. #8195
for SEILER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SEILERANDCRAIG@SEILERANDCRAIG.COM

R. & J. BROWN
O.R.V. 1583, PAGE 370

LOT #13424

N 03°18'35" E

143.77'

N 36°30'54" E 182.71'

P.O.B. UTILITY EASEMENT "A"

P.O.B. ACCESS EASEMENT

P.O.B. UTILITY EASEMENT "B"

N 37°35'42" E 260.49'

N 70°44'18" E 216.33'

S 70°44'18" E 216.33'

UNITED TELEPHONE COMPANY
DEED VOLUME 571, PAGE 409

OHIO N. 29°19'06" E 89.11 L.C. FRANCHISES

AB1, AB2, AB3, AB4, AB5, AB6, AB7, AB8, AB9, AB10, AB11, AB12, AB13, AB14, AB15, AB16, AB17, AB18, AB19, AB20, AB21, AB22

UE1, UE2, UE3, UE4, UE5, UE6, UE7, UE8, UE9, UE10, UE11, UE12, UE13, UE14

SEE DETAIL 0.05 ACRE

UNITED TELEPHONE COMPANY OF OHIO DEED VOLUME 856, PAGE 148

MANSFIELD LEASED HOUSING CORPORATION DEED VOLUME 734, PAGE 379

BANK ONE MANSFIELD OHIO & H. EUGENE RYAN TRUSTEES DEED VOLUME 804, PAGE 205

YMCA AKA MANSFIELD AREA Y O.R.V. 698, PAGE 721

0.05 ACRE

DETAIL NOT TO SCALE

S 53°16'52" E 32.02'

S 52°34'15" E 49.32'

S 36°43'13" E 17.31'

N 53°16'46" W 88.50'

P.O.B.

L1, L2, L3, L4, L5, L6

0.05 ACRE

NOT TO SCALE

DETAIL

S 36°43'12" W 7.45'

S 52°34'17" E 15.67'

S 36°43'10" W 6.80'

N 36°43'13" E 17.31'

N 53°29'06" W 94.03'

N 36°30'54" E 138.23'

S 53°28'38" E 137.56'

N 37°07'38" E 86.92'

N 76°04'04" E 30.28'

N 58°30'09" E 149.17'

UTILITY EASEMENT "B"

UTILITY EASEMENT "A"

PROPERTY TRANSFER

SURVEY PLAT FOR

PART NW QTR. SEC. 33, T-21, R-18
CITY OF MANSFIELD (FORMERLY MADISON
TOWNSHIP) RICHLAND COUNTY, OHIO

DATE: SEPTEMBER 7, 2023 SCALE: 1"=100'
LEX_AVE_665_SPLIT_EASE

SURVEY DESCRIPTION

PART NW QUARTER OF SECTION 33 CITY OF MANSFIELD, (FORMERLY MADISON TOWNSHIP) RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, (formerly Madison Township), County of Richland, State of Ohio and being known as Part of the Northwest Quarter of Section 33, Township 21, Range 18 and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the northwest corner of Lot #13424, the same being the southeast corner of a parcel currently owned by R. & J. Brown (ORV 1583, Page 370), Thence, North 03 degrees 18 minutes 35 seconds East with the east line of said Brown parcel 143.77 feet to an iron pin found on a southerly line of a parcel currently owned by United Telephone Company of Ohio (DV 856, Page 148), Thence, North 37 degrees 35 minutes 42 seconds East through said United Telephone parcel 260.49 feet to a 3 inch survey marker set in asphalt, the place of beginning of the parcel herein described;

Thence, North 36 degrees 43 minutes 12 seconds East 13.75 feet to a drill hole set in concrete;

Thence, North 53 degrees 16 minutes 47 seconds West 8.50 feet to a drill hole set in concrete;

Thence, North 36 degrees 43 minutes 13 seconds East 18.62 feet to a 3 inch survey marker set in asphalt;

Thence, South 53 degrees 16 minutes 52 seconds East 32.02 feet to a 3 inch survey marker set in asphalt;

Thence, South 36 degrees 43 minutes 10 seconds West 6.80 feet to a 3 inch survey marker set in asphalt;

Thence, South 52 degrees 34 minutes 17 seconds East 15.67 feet to a 3 inch survey marker set in asphalt;

Thence, South 36 degrees 43 minutes 12 seconds West 7.45 feet to a 3 inch survey marker set in asphalt;

Thence, South 52 degrees 34 minutes 15 seconds East 49.32 feet to a drill hole set in concrete;

Thence, South 36 degrees 43 minutes 13 seconds West 17.31 feet to a 3 inch survey marker set in asphalt;

Thence, North 53 degrees 16 minutes 46 seconds West 88.50 feet to the place of beginning, containing 0.05 acre, according to survey by Chad F. Craig P.S. 8195 on September 7, 2023, but subject to all easements, right of ways and highways of record.

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



NEW SURVEY
OF EXISTING PARCEL
RICHLAND COUNTY
TAX MAP OFFICE

EAK 9-29-23

INITIAL & DATE

PP-274

A handwritten signature in cursive script that reads "Chad F. Craig".

Chad F. Craig P.S. #8195
Seiler and Craig Surveying, Inc.

**EASEMENT DESCRIPTION
ACCESS EASEMENT**

PART NW QUARTER OF SECTION 33
CITY OF MANSFIELD, (FORMERLY MADISON TOWNSHIP)
RICHLAND COUNTY, OHIO

Situated in the City of Mansfield, (formerly Madison Township), County of Richland, State of Ohio and being known as Part of the Northwest Quarter of Section 33, Township 21 North, Range 18 West and being more particularly described as follows:

Commencing at an iron pin found and accepted as marking the southeasterly corner of a parcel currently owned by United Telephone Company of Ohio (DV 856, Page 148), Thence, North 36 degrees 30 minutes 54 seconds East with the southeasterly line of said parcel 139.21 feet to a point, the place of beginning of the easement herein described;

Thence, North 53 degrees 27 minutes 22 seconds West 319.11 feet to a point;

Thence, South 36 degrees 30 minutes 14 seconds West 195.86 feet to a point;

Thence, North 72 degrees 06 minutes 18 seconds West 124.19 feet to a point;

Thence, North 16 degrees 49 minutes 50 seconds West 130.53 feet to a point;

Thence, North 11 degrees 06 minutes 21 seconds West 93.43 feet to a point;

Thence, North 53 degrees 28 minutes 04 seconds West 129.49 feet to a point on the southeasterly right of way of Lexington Avenue;

Thence, North 36 degrees 30 minutes 54 seconds East with said right of way 20.00 feet to a point;

Thence, South 53 degrees 28 minutes 04 seconds East 137.25 feet to a point;

Thence, South 11 degrees 06 minutes 21 seconds East 100.18 feet to a point;

Thence, South 16 degrees 49 minute 50 seconds East 119.06 feet to a point;

Thence, South 72 degrees 06 minutes 18 seconds East 99.35 feet to a point;

Thence, North 36 degrees 30 minutes 14 seconds East 420.75 feet to a point;

Thence, North 53 degrees 35 minutes 41 seconds West 146.88 feet to a point;

Thence, South 83 degrees 57 minutes 35 seconds West 150.48 feet to a point;

Thence, North 58 degrees 30 minutes 58 seconds West 143.66 feet to a point on the southeasterly right of way of said road;

Thence, North 36 degrees 30 minutes 54 seconds East with said right of way 20.08 feet to a point;

Thence, South 58 degrees 30 minutes 58 seconds East 135.10 feet to a point;

Thence, North 83 degrees 57 minutes 35 seconds East 151.45 feet to a point;

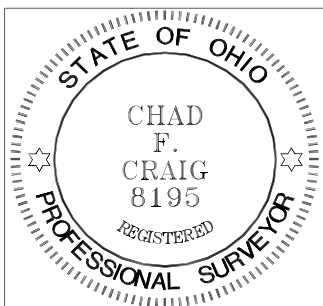
Thence, South 53 degrees 35 minutes 41 seconds East 174.69 feet to a point;

Thence, South 36 degrees 30 minutes 14 seconds West 126.51 feet to a point;

Thence, South 53 degrees 27 minutes 22 seconds East 319.14 feet to a point;

Thence, South 36 degrees 30 minutes 54 seconds West 132.78 feet to the place of beginning, according to survey by Chad F. Craig P.S. 8195 on September 7, 2023, but subject to all easements, right of ways and highways of record.

Bearings are based on State Plane Grid North NAD 83 (2011), Geoid 18A, Ohio North Zone and are intended to be used for angular determination only.



A handwritten signature in cursive script that reads "Chad F. Craig".

Chad F. Craig P.S. #8195
Seiler and Craig Surveying, Inc.

APPROVED

DATE **9-11-23**

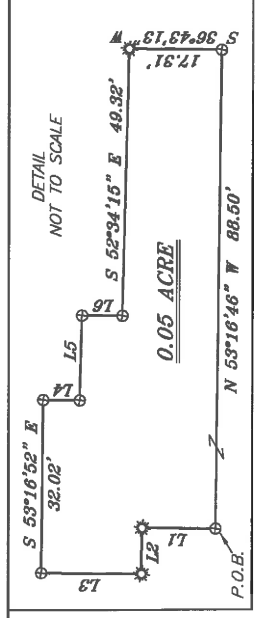
300'
200'
100'
SCALE: 1" = 100'
PAPER SIZE: 11x17" OF MANSFIELD
COMMISSION

NORTH



BASIS OF BEARING IS STATE PLANE
GRID NORTH MD. 85, (2011), GEOD
184, OHIO NORTH ZONE.

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 36°43'12" E | 13.75' |
| L2 | N 53°16'47" W | 8.50' |
| L3 | N 36°43'13" E | 18.62' |
| L4 | S 36°43'10" W | 6.80' |
| L5 | S 52°34'17" E | 15.67' |
| L6 | S 36°43'12" W | 7.45' |



YMCA AK4 MANSFIELD AREA Y
O.R.V. 688, PAGE 721

UTILITY EASEMENT "A"

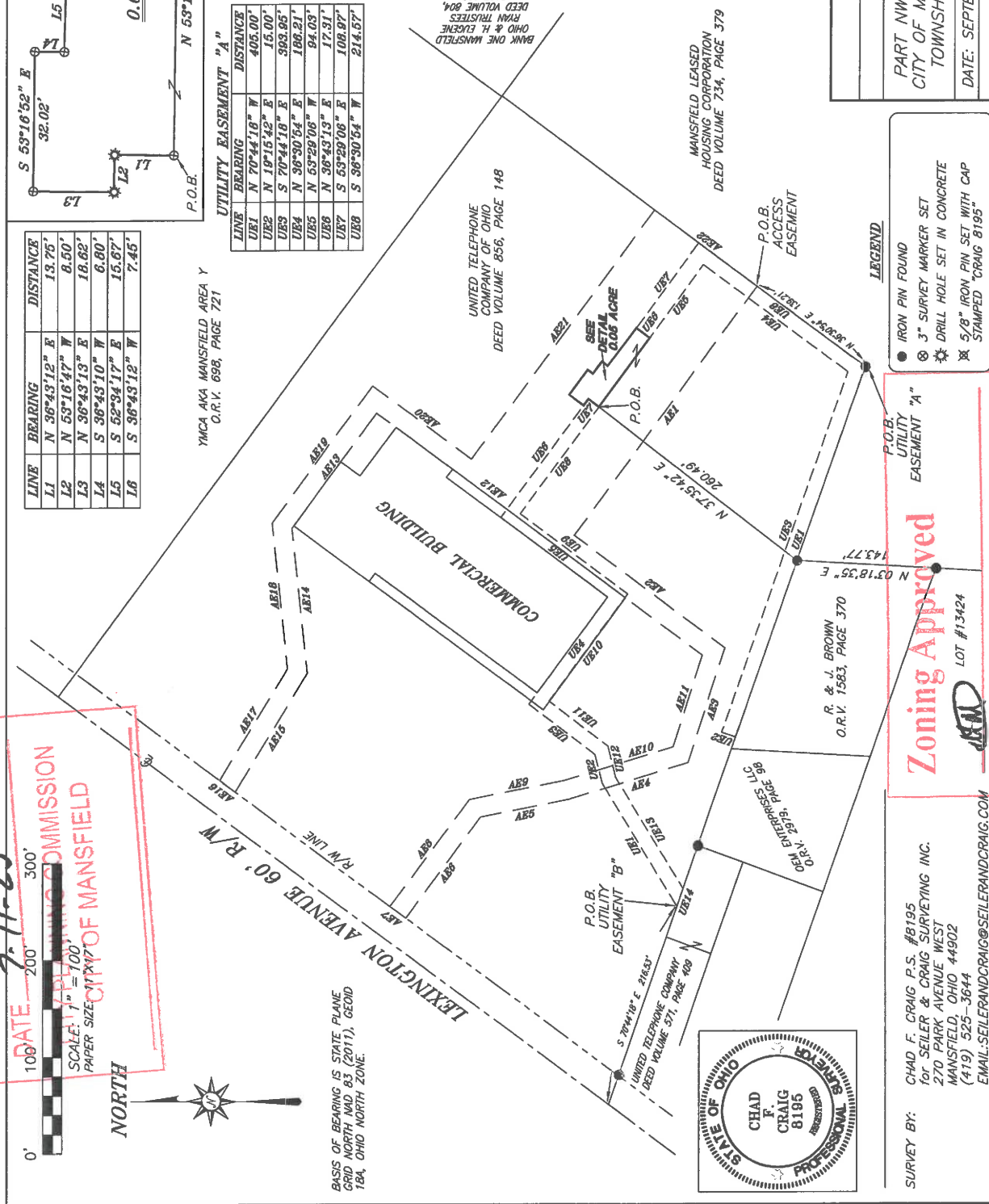
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| UR1 | N 70°44'16" W | 405.00' |
| UR2 | N 10°15'42" E | 15.00' |
| UR3 | S 70°44'18" E | 383.85' |
| UR4 | N 30°30'54" E | 186.21' |
| UR5 | N 36°30'14" E | 94.03' |
| UR6 | S 53°16'47" E | 152.15' |
| UR7 | S 36°43'13" E | 109.97' |
| UR8 | S 36°30'54" W | 214.57' |

UTILITY EASEMENT "B"

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| UR1 | N 58°30'09" E | 149.17' |
| UR2 | N 76°04'04" E | 30.89' |
| UR3 | N 37°07'38" E | 86.92' |
| UR4 | S 63°28'38" E | 137.68' |
| UR5 | N 36°30'14" E | 136.23' |
| UR6 | S 53°16'47" E | 152.15' |
| UR7 | S 36°43'13" E | 137.10' |
| UR8 | N 53°16'47" W | 139.43' |
| UR9 | S 36°30'14" W | 137.72' |
| UR10 | N 53°28'38" W | 77.98' |
| UR11 | S 37°07'38" W | 95.26' |
| UR12 | S 76°04'04" W | 134.60' |
| UR13 | S 58°30'09" W | 134.60' |
| UR14 | N 70°44'18" W | 18.37' |

ACCESS EASEMENT

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | N 53°27'22" W | 319.11' |
| L2 | S 36°30'14" W | 195.86' |
| L3 | N 72°08'18" W | 124.19' |
| L4 | N 16°49'50" W | 130.63' |
| L5 | N 11°06'21" W | 99.43' |
| L6 | N 53°28'04" W | 128.49' |
| L7 | N 36°30'54" E | 20.00' |
| L8 | S 53°28'04" E | 137.25' |
| L9 | S 11°06'21" E | 100.18' |
| L10 | S 16°49'50" E | 119.06' |
| L11 | S 72°08'18" E | 98.35' |
| L12 | N 36°30'14" E | 420.75' |
| L13 | N 53°05'41" W | 148.88' |
| L14 | S 83°57'35" W | 150.48' |
| L15 | N 58°30'58" W | 143.68' |
| L16 | N 36°30'54" E | 20.08' |
| L17 | S 58°30'58" E | 135.10' |
| L18 | N 83°57'35" E | 151.45' |
| L19 | S 53°05'41" E | 174.69' |
| L20 | S 36°30'14" W | 128.51' |
| L21 | S 53°27'22" E | 319.14' |
| L22 | S 36°30'54" W | 132.78' |



SURVEY PLAT FOR
PROPERTY TRANSFER

PART NW QTR. SEC. 33, T-21, R-18
CITY OF MANSFIELD (FORMERLY MADISON
TOWNSHIP) RICHLAND COUNTY, OHIO

DATE: SEPTEMBER 7, 2023 SCALE: 1" = 100'
LEX_AVE_665_SPLIT_EASE

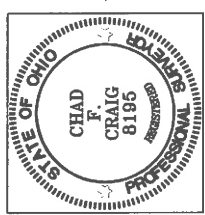
- LEGEND
- IRON PIN FOUND
 - ⊙ 3" SURVEY MARKER SET
 - ⊗ DRILL HOLE SET IN CONCRETE
 - ⊗ 5/8" IRON PIN SET WITH CAP STAMPED "ORAG 8195"

Zoning Approved

LOT #13424

City of Mansfield

Date **9.26.23**



SURVEY BY:
CHAD F. CRAIG P.S. #8195
for SELLER & CRAIG SURVEYING INC.
270 PARK AVENUE WEST
MANSFIELD, OHIO 44902
(419) 525-3644
EMAIL:SELLERANDCRAIG@SELLERANDCRAIG.COM

MINUTES

CITY PLANNING COMMISSION MEETING
TUESDAY, JULY 11, 2023 - 3:00 P.M.

ITEM I ROLL CALL

Dan Seckel, Dave Messmore, Dr. Don Dewald, Jotika Shetty, Terry Brown, Dr. Ted Sazdanoff, Dir. Dave Remy

Law Director John Spon attended

ITEM II APPROVAL OF THE MINUTES OF THE JUNE 27, 2023 MEETING

Dir. Remy called for a motion to approve the minutes of the previous meeting. Ms. Shetty made the motion. Mr. Brown second. The vote was unanimous favor. Motion carried.

Swear in Marc Milliron

ITEM III BUSINESS

Shaw OTT Medical is seeking the approval from the commission for the installation of a handicap ramp to be located at 127 Ford Street, this site is located within an R-2 neighborhood and is at the corner of Ford and Fair Street. The proposed ramp will project down the side of the house which is located along Fair Street and shall be four and a half feet from the sidewalk, therefore they are seeking a variance of four feet.

Swear in Dan VanHarlingen

Mr. Milliron shared a site plan showing the proposed location of the ramp. The ramp will encroach into the required front yard setback. The house is on a corner lot, which according to the City Codified Ordinance, means there are two front yards.

Mr. VanHarlingen stated that the lot is only 90x31ft, which reduces the amount of available space for the ramp. The other side of the house has no room for a ramp. The cost of a platform lift is not covered by the agency funding the construction of the ramp. The ramp is temporary, so it can be removed when no longer needed. All of the neighboring property owners were notified. There were not

Dir. Remy called for a motion. Ms. Shetty made the motion, based on hardship due to the lot size. Mr. Messmore second. The vote was unanimous in favor. Motion carried.



Kirsty Cameron, representative for Brightspeed is seeking a variance at 667 Lexington Avenue, this is the former Century Link Building and is zoned OS, Office Services. Brightspeed is requesting to separate the current cell tower from the existing platted land, this tower is located in the back-parking lot and the proposed parcel separation does include necessary easements needed to service this tower. Per zoning rule 1183.03 “conditional Zoning Requirements”, requires that public utility structures and their equipment shall encompass fifty feet of surrounding land, Brightspeed is requesting to reduce this distance in order to prevent loss of parking spaces for the business.

Swear in Kirsty Cameron

Mr. Milliron shared the site plan, showing the lot, and location of the Cell Tower. Ms. Cameron stated they would like a variance to separate the tower from the existing lot. They would like to reduce existing 50ft parameter, which would return the use of the 76 parking spaces to the existing building. There will be easements put in place that will allow for tower maintenance.

Dir. Remy call for a motion to grant the variance. Mr. Messmore made the motion. Mr. Brown second. The vote was unanimous in favor. Motion carried.

Dan Seckel Abstained

OP-RDMM is appealing their demolition order for 171 Harker street, this home received demolition orders in May 8, 2023, OP-RDMM has appealed the orders and presented their cost estimate for repair along with a completion date of six months.

Mr. Milliron introduced Mr. Mike Fitzgerald, Portfolio Manager for OP-RDMM & Mr. Kevin Hurlbrink, Project Manager OP-RDMM.

OP-RDMM now manages this property, which had a garage fire that also caused some damage to the primary structure. The have submitted a detailed list of repairs, a cost estimate of \$12,000.00 and a completion time of six months. The Building inspectors went through the house and agree with the timeline and the cost of repairs.

Dir. Remy called for a motion to grant the appeal. Ms. Shetty made the motion. Dr. Dewald second. The vote was unanimous in favor. Motion carried.

ITEM IV OTHER BUSINESS FROM THE FLOOR

Demolition Appeal submittal for 1157 Park Avenue West known as the West Park Shopping Center, demolition orders were placed on such structure November 14, 2022 following sixty days from an inspection that identified several concerning structural issues. This appeal request is to allow West Mansfield Realty, LLC additional 6 months to seek out a demolition contractor and complete the demolition of such structure.

- a. Still waiting for the appeal bond for amount of total demo cost**
- b. Demo extension date to complete entire demolition is July 14, 2023.**
- Craig Bizar w/Bizar & Doyle, LLC to present an update to this commission.**

Atty. Craig Bizar attended via Zoom, Mr. Milliron gave an update on the progress. West Mansfield Realty, LLC has not submitted their appeals bond yet, Adams Demolition was selected by the owner as their demolition contractor, he is registered to do the work, but was unaware of the full extent of the Demo Specifications and provided a performance bond of \$250,000.00 to do the actual demolition job which does not cover the asbestos abatement nor the removal of the parking lot. A more accurate estimate for the entire cost of the Demolition, which includes the structure and the parking lot, is between \$700,000.00 & \$800,000.00.

Atty. Bizar stated that he was unaware the bond had not been submitted. He also stated that he was unaware of the parking lot being included in the specifications. Deputy Law Director Chris Brown has been in contact with the Atty. Bizar during the last several months, advising him of the Bond requirements. Permitting & Development Dir. Adrian Ackerman presented an email conversation dated March 14, 2023, between Atty. Brown and Atty. Bizar, showing that he did indeed have the information regarding the bond requirements. Law Director Spon read that email word for word.

Dir. Remy added that it appears to the Commission that West Mansfield Realty, LLC has made no serious attempt to abide by the conditions of the Demolition Orders. There are serious issues with the safety of this building that need to be address immediately. Atty. Bizar asked for an extension until the next meeting July 25, 2023 to advise his clients on the situation. Dir. Remy stated the decision will be made by the Planning Commission. He once again reminded Atty. Bizar that the \$50,000 bond must be posted by the date set by the Commission.

Dir. Remy called for a motion. Ms. Shetty made a motion to give West Mansfield Realty, LLC until Friday July 14, 2023 at 4:00 pm, as was proposed previously by the Commission. Dr. Dewald second. The vote was unanimous in favor. Motion carried.

ITEM V ADJOURNMENT

Dir. Remy called for a motion to adjourn. Ms. Shetty made the motion. Mr. Brown second. The vote was unanimous in favor. Meeting adjourned.