



ZONING DIVISION  
 2570 Leeds Road, Columbus, OH 43221  
 614-488-0783  
 www.gahanna.gov

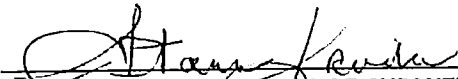
**SUBDIVISION WITHOUT PLAT APPLICATION**

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 698 Morrison Road, Gahanna, OH		Project Name/Business Name (if applicable): MHI Ohio CC I, LLC & MHI Ohio CC III, LLC	
Parcel ID No.(s): 025-006687-00 & 025-006688-00	Current Zoning: Commercial - Industrial	OCT	Total Acreage: 1.475
Reason for request: Lot Split Approval - Split of Lot 25 to 1.001 acres (new legal) 698 Morrison Rd. and residual 0.465 Acres (new legal) to be combined to 845 Claycraft Rd. Lot 26 - Parcel 025-006688-00 (AMENDED APPLICATION - Page 1)		Acreage to be split: <del>1.475</del> 1.001	
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Stana Krivda		Applicant Address: 2570 Leeds Rd., Columbus, OH 43221	
Applicant E-mail: stanakrivda@sbcglobal.net		Applicant Phone No.: 614-488-0783	
BUSINESS Name (if applicable): Assurance Title Agency			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect Kevin Baxter, Surveyor Bird & Bull		614-761-1661 kbaxter@birdbull.com	
PROPERTY OWNER Name: (if different from Applicant) MHI Ohio I & III Attn: Tom Klyve		Property Owner Contact Information (phone no./email): 701-526-3144 tomk@nethetz.com	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:  Date: 8-10-17  
 THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)

INTERNAL USE

Zoning File No. 17070022  
 PC Meeting Date: \_\_\_\_\_  
 PC File No. \_\_\_\_\_

RECEIVED: FW  
 DATE: 7-31-2017

PAID: \$150.00  
 DATE: 7-27-2017  
 CHECK#:003710



### SUBDIVISION WITHOUT PLAT APPLICATION – SUBMISSION REQUIREMENTS

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1106 (visit <a href="http://www.gahanna.gov">www.gahanna.gov</a> )	✓			
	2. Pre-application conference with staff	✓			
	3. Survey of property certified by registered surveyor (11x17" copy)	✓		✓	
	4. Legal description of property certified by registered surveyor (11x17" copy)	✓		✓	
	5. Application fee (in accordance with the Building Ordinance - see page 2)	✓		✓	
	6. Application & all supporting documents submitted in digital format				
	7. Application & all supporting documents submitted in hardcopy format	✓		✓	
	8. UPON APPROVAL: original deed(s) must be signed and stamped "approved" by the Clerk of Council of the City of Gahanna and then, at the expense of the applicant, recorded with the Franklin County Recorder's Office	✓			
	9. Authorization Consent Form Complete & Notarized (see page 3)	✓		✓	

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: [www.gahanna.gov](http://www.gahanna.gov)

### APPLICATION ACCEPTANCE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Director of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration (buildable lot).
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: Bonnie Baird Date: 8/1/17

### APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with Section 1106 of the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on \_\_\_\_\_ The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

Planning & Zoning Administrator Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Chief Building Official Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Director of Public Service Signature: \_\_\_\_\_ Date: \_\_\_\_\_

City Engineer Signature: \_\_\_\_\_ Date: \_\_\_\_\_

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.



CITY OF GAHANNA

**AUTHORIZATION CONSENT FORM**

(must sign in the presence of a notary)

**AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)**

I, SANJAY C. BATEL, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize STANA KRIVDA to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

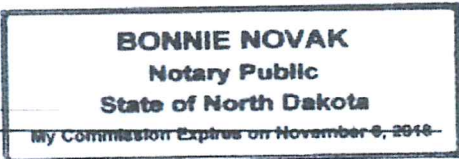
Property Owner Signature Sanjay C. Batel *Managing Mgr* Date: 7/27/2017

**AUTHORIZATION TO VISIT THE PROPERTY**

I, SANJAY C. BATEL, the owner or authorized owner's representative of the subject property, listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature Sanjay C. Batel *Managing Mgr* Date: 7/27/2017

Subscribed and sworn to before me on this 27<sup>th</sup> day of July, 2017.  
State of North Dakota County of Cass  
Notary Public Signature: Bonnie Novak



**AGREEMENT TO COMPLY AS APPROVED**

I, STANA KRIVDA, the applicant of the subject property, listed on the application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

Applicant Signature: [Signature] Date: 7-31-17

Subscribed and sworn to before me on this 31<sup>st</sup> day of July, 2017.  
State of Ohio County of FRANKLIN  
Notary Public Signature: Patricia A. Nahoney *8-8-17*



PATRICIA A. NAHONEY  
NOTARY PUBLIC  
STATE OF OHIO  
Recorded in  
Franklin County  
My Comm. Exp. 8/8/17

January 10, 2017

**DESCRIPTION OF A 0.465 ACRE TRACT  
AT 698 MORRISON ROAD,  
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO**

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 3, Township 1 North, Range 16 West, United States Military Lands, and being a portion of Lot No. 25, as shown on the plat entitled The Industrial Zone Section 2, of record in Plat Book 59, Pages 27 and 28, said Lot No. 25 having been conveyed to MHI Ohio CC I, LLC, by deed of record in Instrument No. 201608040101775, all references being to the Recorder's Office, Franklin County, Ohio said easement bounded and described as follows:

Beginning at a 3/4" I.D. iron pipe set in the north line of said Lot No. 25, said pipe being N 84° 48' 07" E from at a MAG nail set at the intersection of the easterly right-of-way line of Relocated Morrison Road ~ FRA-270-28.30N (variable width) with the southerly right-of-way line of Claycraft Road (60 feet in width) and from the northwest corner of said Lot No. 25;

thence N 84° 48' 07" E along the southerly right-of-way line of Claycraft Road and along a portion of the northerly line of said Lot No. 25 a distance of 131.04 feet to a 3/4" I.D. iron pipe found at the northeast corner of said Lot No. 25 and at the northwest corner of Lot No. 26, as shown upon said plat entitled The Industrial Zone Section 2, said Lot No. 26 having been conveyed to MHI Ohio CC III, LLC, by deed of record in Instrument No. 201608040101777;

thence S 05° 11' 53" E along the east line of said Lot No. 25 and along a portion of the west line of said Lot No. 26 a distance of 149.29 feet to a 3/4" I.D. iron pipe found at the southeast corner of said Lot No. 25 and at the northeast corner of Lot No. 24, as shown upon said plat entitled The Industrial Zone Section 2, said Lot No. 24 having been conveyed to MHI Ohio CC II, LLC, by deed of record in Instrument No. 201608040101776;

thence S 84° 48' 07" W along a portion of the south line of said Lot No. 25 and along a portion of the north line of said Lot No. 24 a distance of 140.35 feet to a 3/4" I.D. iron pipe set;

thence N 01° 37' 48" W crossing said Lot No. 25 a distance of 149.58 feet to the place of beginning;

containing 0.465 acres of land, more or less, and being subject to all easements and restrictions of record. Of said 0.465 acres, all are within P.N. 025-006687.

The above description was prepared by Kevin L. Baxter, Ohio Surveyor No. 7697, of C.F. Bird & R.J. Bull, Inc., Consulting Engineers & Surveyors, Columbus, Ohio, from an actual field survey of said Lot No. 25, performed under his supervision, in May, 2015. Basis of bearings is the centerline Relocated Morrison Road ~ FRA-270-28.30N, being N 08° 14' 46" E, derived from VRS observation referencing monument, PID designation of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian. All 3/4" I.D. iron pipes set are 30" in length and marked with a plastic cap stamped "BIRD & BULL, INC."

*Kevin L. Baxter*

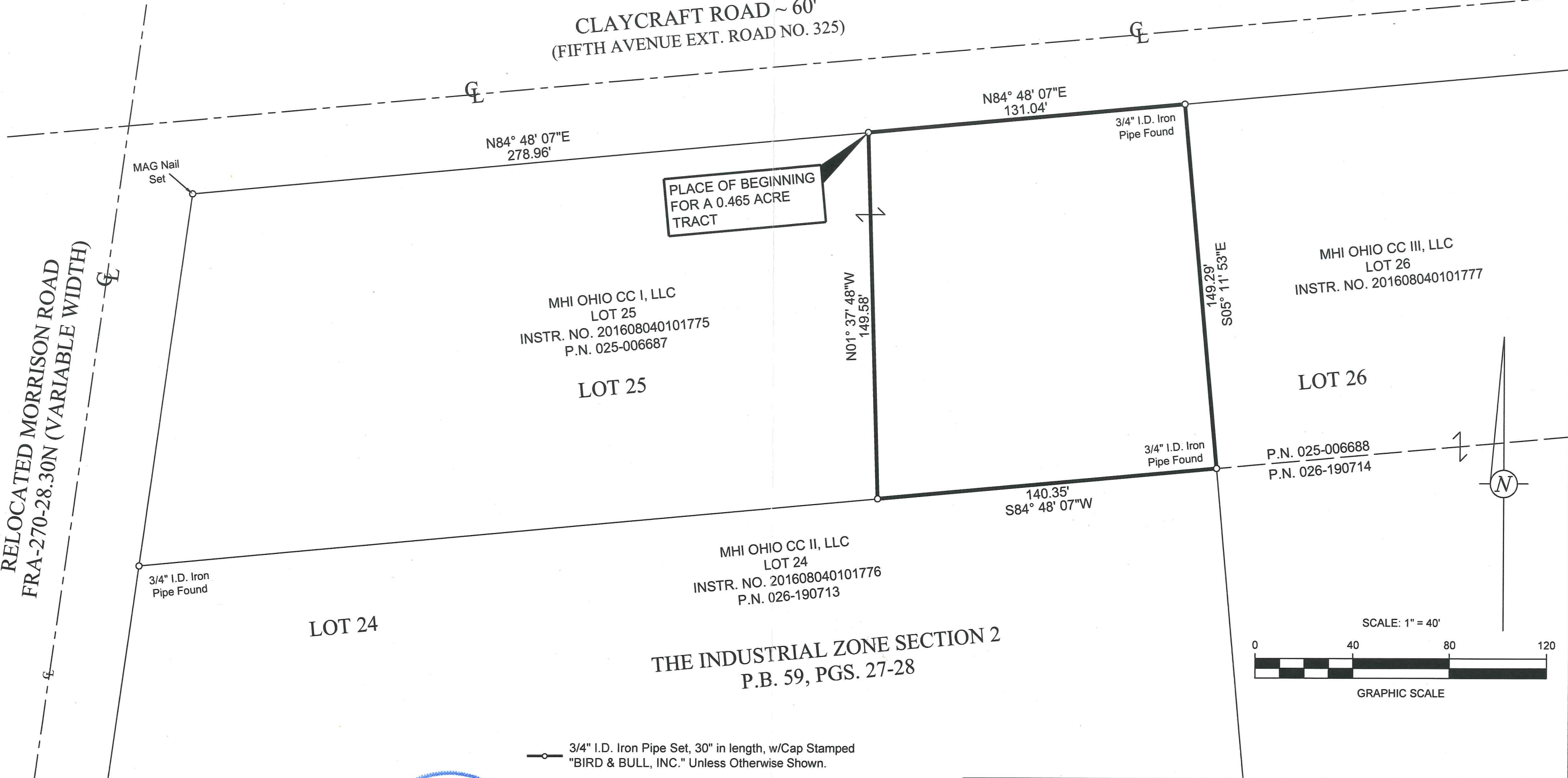
Kevin L. Baxter  
Ohio Surveyor #7697



H:\Jobs\2015\051\ACAD\dwg\Survey\Exhibits\MHI\_Split.dwg\_05/30/2017

CLAYCRAFT ROAD ~ 60'  
(FIFTH AVENUE EXT. ROAD NO. 325)

RELOCATED MORRISON ROAD  
FRA-270-28.30N (VARIABLE WIDTH)



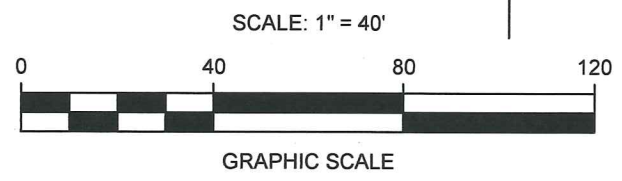
PLACE OF BEGINNING  
FOR A 0.465 ACRE  
TRACT

MHI OHIO CC I, LLC  
LOT 25  
INSTR. NO. 201608040101775  
P.N. 025-006687

MHI OHIO CC III, LLC  
LOT 26  
INSTR. NO. 201608040101777

MHI OHIO CC II, LLC  
LOT 24  
INSTR. NO. 201608040101776  
P.N. 026-190713

THE INDUSTRIAL ZONE SECTION 2  
P.B. 59, PGS. 27-28



3/4" I.D. Iron Pipe Set, 30" in length, w/Cap Stamped  
"BIRD & BULL, INC." Unless Otherwise Shown.

BASIS OF BEARINGS: Basis of bearings is the centerline of Relocated Morrison Road ~ FRA-270-28.30N, being N 08° 14' 46" E, derived from VRS observations referencing monument, PID designation of COLB, Ohio South Zone, NAD 83 (2011 Adj.), and all other bearings are based upon this meridian. Distances and angular measurements are based on the plat of the Industrial Zone Section 2, but were rotated to match this coordinate system.



I hereby certify that this plat was prepared from an actual field survey performed under my supervision in January, 2016. Each 3/4" I.D. iron pipe set is marked with a yellow plastic cap imprinted "Bird & Bull, Inc."

*Kevin L. Baxter 11/10/17*

Kevin L. Baxter ~ Ohio Surveyor No. 7697 Date: 11/10/17

**Bird+Bull**  
Engineers & Surveyors  
2875 W. Dublin-Granville Road  
Columbus, Ohio 43235  
Ph: (614) 761-1661  
Fax: (614) 761-1328  
WWW.BIRDBULL.COM

MHI OHIO CC I, LLC INSTR. NO. 201608040101775			
EXHIBIT OF A 0.465 ACRE TRACT AT 698 MORRISON ROAD, CITY OF GAHANNA, FRANKLIN CO., OHIO			
0.465 AC. IN QTR. TWP. 3, T. 1 N., R. 16 W., U.S.M.L.			
SCALE: 1" = 40'		JOB NO. 1	
DWN: KLB	CKD:	JANUARY 10, 2017	15-051

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## APPLICATION STAFF COMMENTS

**DUE: Wednesdays - 10 AM**

To **SUBMIT**: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:  
T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 698 Morrison Road

**Project Name/Business Name:** Subdivision without Plat

SUBMITTED BY:

Name: Robert S. Priestas, P.E. Title: City Engineer

Department: Public Service and Engineering

1. All property corners shall be pinned following completion of the subdivision without plat.

## APPLICATION STAFF COMMENTS

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**Project/Property Address or Location:** 698 Morrison Road

**Project Name/Business Name:** \_\_\_\_\_

SUBMITTED BY:

Name: Michael Blackford Title: Deputy Director

Department: Planning and Development

No objections to the lot split so long as the .465 acre parcel is combined with an existing parcel. Office, Commerce, and Technology (OCT) does not permit parcels less than one acre in size.

**Location Map**



## Kelly Wicker

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**From:** Ken Fultz  
**Sent:** Tuesday, August 01, 2017 2:45 PM  
**To:** Kelly Wicker  
**Cc:** Bonnie Gard  
**Subject:** 698 Morrison Rd SWP17

The Building Division will have no comments on the lot split. The building is not located near the proposed property line – so there are no issues with the proposed property line/lot split.



Ken

### **KENNETH W. FULTZ, P.E.**

Chief Building Official  
Department of Public Service and Engineering



CITY OF GAHANNA  
200 S. Hamilton Rd.  
Gahanna, Ohio 43230  
614.342.4010  
614.342.4113(fax)  
[ken.fultz@gahanna.gov](mailto:ken.fultz@gahanna.gov)  
[www.gahanna.gov](http://www.gahanna.gov)



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**From:** Kelly Wicker  
**Sent:** Tuesday, August 01, 2017 1:01 PM  
**To:** Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>  
**Subject:** 698 Morrison Rd SWP17

Staff,  
Please review the following application for a Lot Split at 698 Morrison Rd. Comments are due back Monday August 7 by 12:00pm.

<T:\Zoning\Applications IN PROGRESS\698 Morrison Rd SWP17\698 Morrison Rd SWP17.pdf>



## Kelly Wicker

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**From:** Sheila Murphy  
**Sent:** Tuesday, August 01, 2017 1:57 PM  
**To:** Kelly Wicker  
**Subject:** RE: 698 Morrison Rd SWP17

K  
No comments from the PD side.  
Thanks  
S

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**From:** Kelly Wicker  
**Sent:** Tuesday, August 01, 2017 1:01 PM  
**To:** Staff Review Team - Mifflin <StaffReviewTeam-Mifflin@gahanna.gov>  
**Subject:** 698 Morrison Rd SWP17

Staff,  
Please review the following application for a Lot Split at 698 Morrison Rd. Comments are due back Monday August 7 by 12:00pm.

<T:\Zoning\Applications IN PROGRESS\698 Morrison Rd SWP17\698 Morrison Rd SWP17.pdf>

Thank you,

**KELLY WICKER**  
Zoning Clerk  
Department of Public Service  
Division of Building and Zoning



200 S. Hamilton Rd.  
Gahanna, Ohio 43230  
614.342.4025  
614.342.4111(fax)  
[kelly.wicker@gahanna.gov](mailto:kelly.wicker@gahanna.gov)  
[www.Gahanna.gov](http://www.Gahanna.gov)  
Twitter @CityOfGahanna

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## APPLICATION STAFF COMMENTS

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T:/Zoning/Applications IN PROGRESS/(the project folder)

**Project/Property Address or Location:** 698 Morrison Road

**Project Name/Business Name:** MHI Ohio CC I, LLC & MHI Ohio CC II, LCC

SUBMITTED BY:

Name: Bonnie Gard Title: Planning & Zoning Administrator

Department: Service

The request is to split a 1.001 acre parcel from Lot 25 and to combine the 0.465 acre residual parcel with Parcel 025-006688-00. A minimum of a one acre parcel is required for development in OCT zoning. This application should be conditioned upon combining the 0.465 residual parcel with Parcel 025-006688-00 by including this language in the motion.