

Scioto Township Zoning and Board of Zoning Appeals

3737 Ostrander Rd. Ostrander, Ohio 43061

(740) 666-3014

sciototownshipohio.com

APPLICATION FOR ZONING AMENDMENT

The undersigned owner(s) of the following legally described property, hereby request the consideration of change in zoning district classification as specified below:

1. General Information:

a. Name of Owner (and Lessee, if applicable): Ohio Land Developers LLC

Mailing Address: 591 Carlc Ave Lewis Center Ohio 43035

Home Address: _____

Home Phone: 614-561-4885 Business/Other Phone: 614-565-2940

b. Name, address, and phone number of applicant (if other than owner):

2. Location Description:

Subdivision Name: _____

Street Name: 3794 Ostrander Rd.

Section: _____ Township: _____ Range: _____

Parcel ID# 40010001053001 Other Designation: _____

Lot Number: _____ (If not a platted subdivision, attach a legal description)

Hello Everyone!

I want to make sure this package ended up in the correct hands hence having everyone CC'd. We have put together a zoning application and package to get the process started. I have included concept drawings of what our vision is for the property. I have met with the fire department, Delco water, AES electric and with our septic designer. We also have had our site engineer begin the process as well.

We are applying for Neighborhood Commercial for the simple reason that we don't have all of the areas figured out for the natural attraction of the site. Walking paths, sitting areas, additional patio locations (if needed). We will reduce the acreage to five from the acreage total 40 acres it is today. We feel this would be a great location for the community and we are very excited to get feedback. We are hoping to have an "open house" for everyone to come to share the excitement, get questions answered and hopefully see the vision.

Please let me know what I need to do for the next step. What is the application fee and where do I send it?

Appreciate it.

3. Existing Use: Agriculture

4. Present Zoning District: Farm Residential District (FR-1)

5. Proposed Use: Farm Brewery & Event Center. (Five Acres)

We are willing to reduce the acreage to a lesser amount for rezoning purposes. Majority of parcel is floodplain & not buildable.

6. Proposed Zoning District: Neighborhood Commercial (C-2)


7. Supporting Information (attach the following items to the application):

a. Development Plan

8. Certification:

The undersigned hereby certify that the information contained in this application and its supplements is true and correct.

Date: 4-24-26


Owner(s) Signature

Lessee(s) Signature (if applicable)

Applicant Signature (if applicable)

Officers

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President
PERRY K. TUDOR
Vice President
ROBERT W. JENKINS
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G. MICHAEL DICKEY
Treasurer
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BRIAN COGHLAN
Chief Operating Officer



6658 OLENTANGY RIVER ROAD
DELAWARE, OHIO 43015
www.delcowater.org
Phone (740) 548-7746 • (800) 521-6779

Directors

MARC A. ARMSTRONG
DAVID A. BENDER
DOUGLAS D. DAWSON
TIMOTHY D. MCNAMARA
MICHAEL (NICK) D. SHEETS

March 5, 2026

Jason Ullman
JW Culter & Assoc. Realty

Via Email: jason@ohiolandguy.com

Dear Mr. Ullman:

Please know that Del-Co Water can provide water service to the site described below upon plan approval and payment of the required fees:

Proposed Land Use: Commercial, Parcel 40010001053001
Location: Ostrander Road / Marysville Road, Ostrander, OH
Land Size: ±40.203 acres

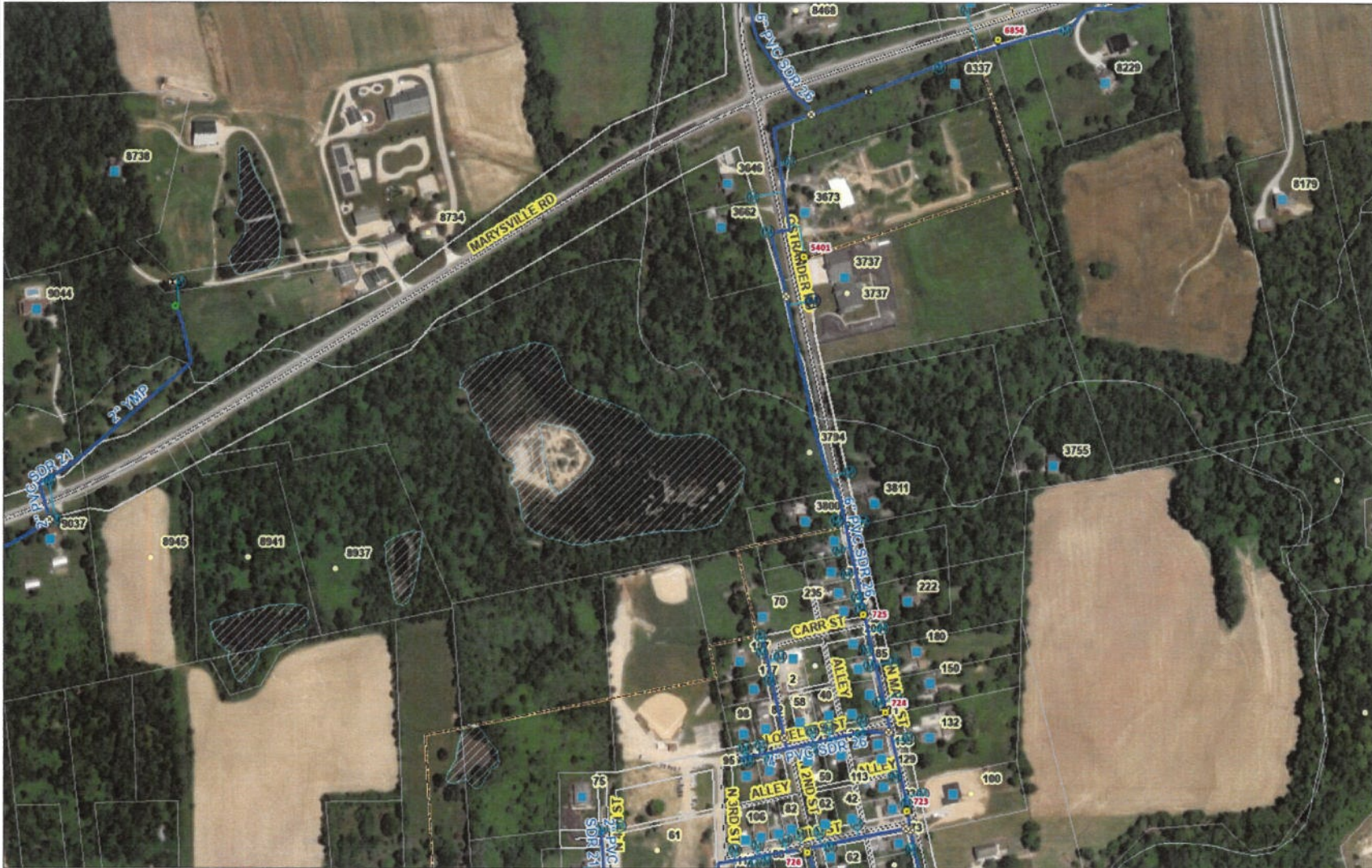
This can be served from an existing 6" watermain along Ostrander Road. Enclosed is an aerial view of the development site.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,
DEL-CO WATER COMPANY, INC.

A handwritten signature in blue ink that reads "Cris Valenzuela".

Cris Valenzuela
Engineer



Legend

- ★ Parcel Point of Interest
- Water Service Point
 - <Null>,0
 - <Null>,1
 - Active,0
 - Active,1
 - Inactive,0
 - Inactive,1
- Water System Control Station
 - Booster Station
 - Booster/Valve Station
 - Valve Station
- Water MPRV
- Water Hydrants
 - Our Agency, Red
 - Our Agency, Yellow
 - Private
- Water Flushing Hydrants
 - Unlocked
 - Locked
- Water Treatment Plant
- Water Tank
 - Active
 - Inactive
- Water Curb Stop Valves
 - Inoperable Valve
 - Buried Valve
- Closed Water Line Valves
 - Closed Post Indicator Valve
 - Closed Valve
- Water Line Valves
 - Post Indicator Valve
 - Water Line Valve
- Water Meter
 - Small Meter
 - Large Meter
 - System Meter
- Master Meter
- Water Roundway Valves

1:5,109

851.6 0 425.78 851.6 Feet
 WGS_1984_Web_Mercator_Auxiliary_Sphere
 © Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
 This map was automatically generated using Geocortex Essentials.

Scioto Township Fire Department



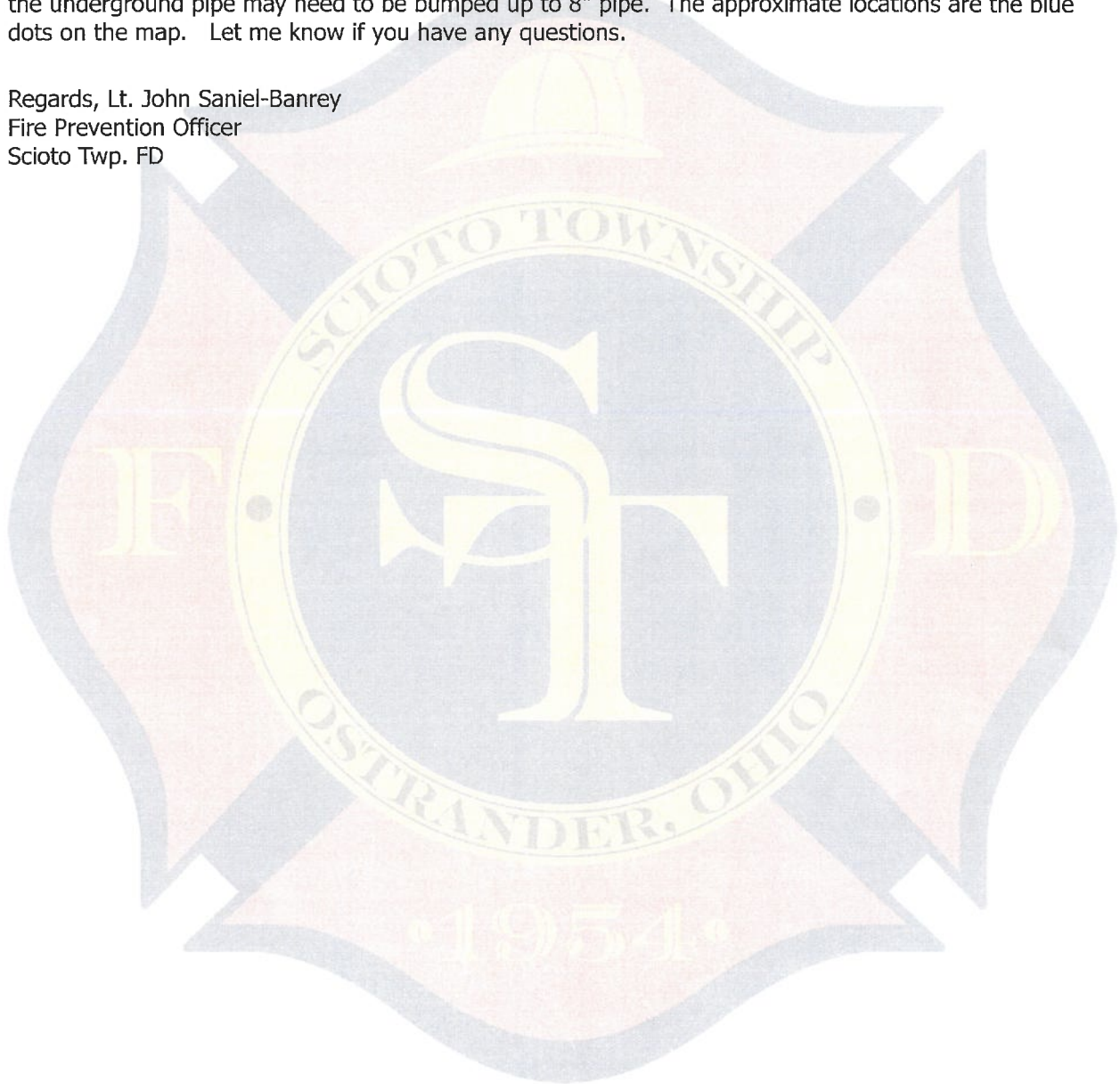
3737 Ostrander Rd
Ostrander, Ohio 43061



Marvin McIntire, Chief

Jason, as per our discussion, I would like the main drive to be 24' wide as far as possible, but I know there is a tight spot or two, that can be 20' if necessary. I've included a copy of our SOP's on dry hydrants, with the approximate locations we discussed. You will need to consult with a qualified installer to make sure the locations will adequate for installation. The location nearest the brewery made need a horizontal extension to get it to water deep enough to meet the requirements. Depending on the length, the underground pipe may need to be bumped up to 8" pipe. The approximate locations are the blue dots on the map. Let me know if you have any questions.

Regards, Lt. John Sanieł-Banrey
Fire Prevention Officer
Scioto Twp. FD



April 14, 2026

Ohio Land Developers,

Please be advised that AES Ohio has sufficient capacity to provide electric service at primary or secondary voltages, with single-phase or 3-phase power options for your proposed project at 3794 Ostrander Rd Ostrander OH 43061. Extension fees may be applicable.

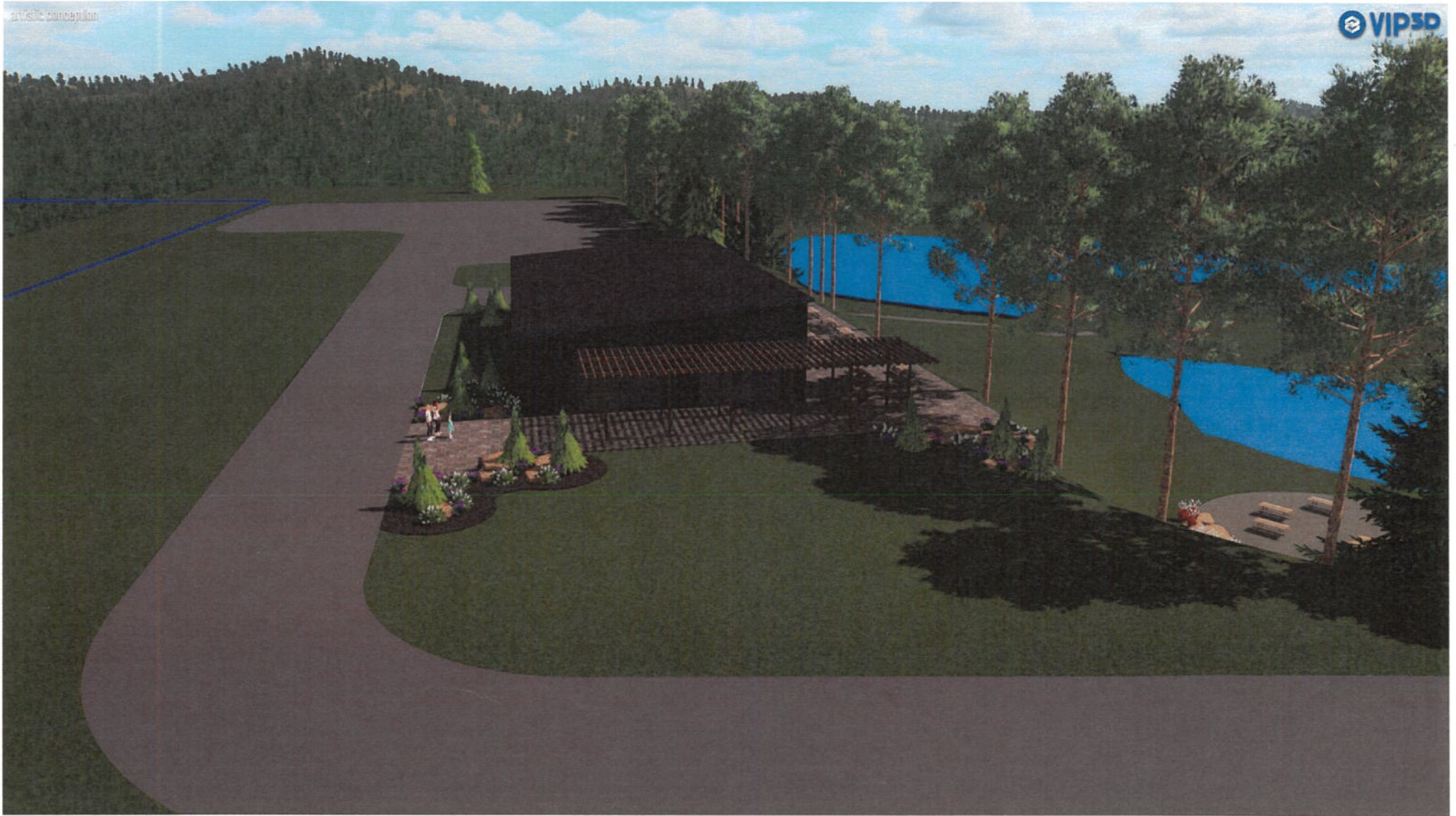
Please contact me on 937-331-4925 if I can be of further assistance.

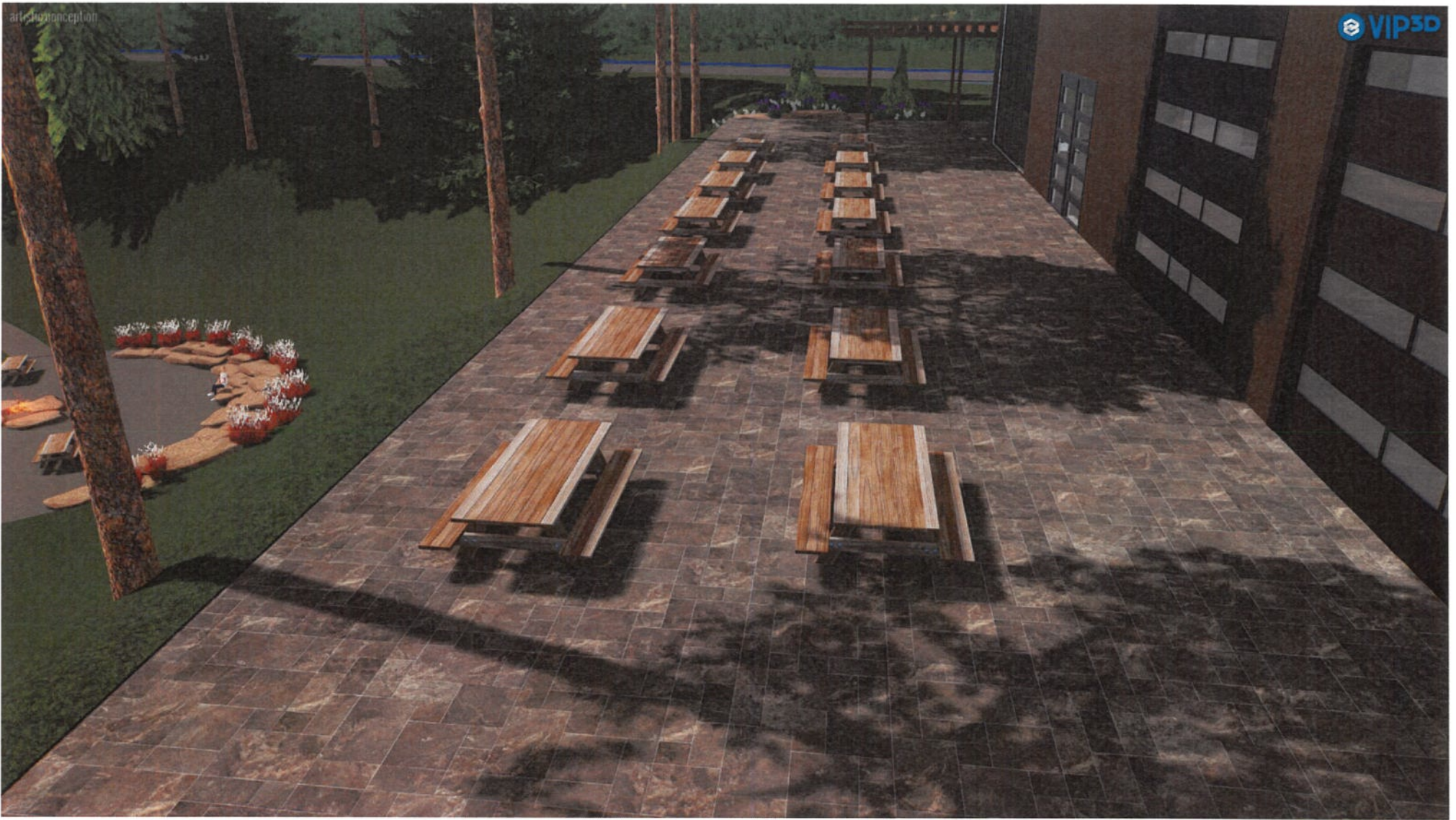
Sincerely,

Brenda Brockman

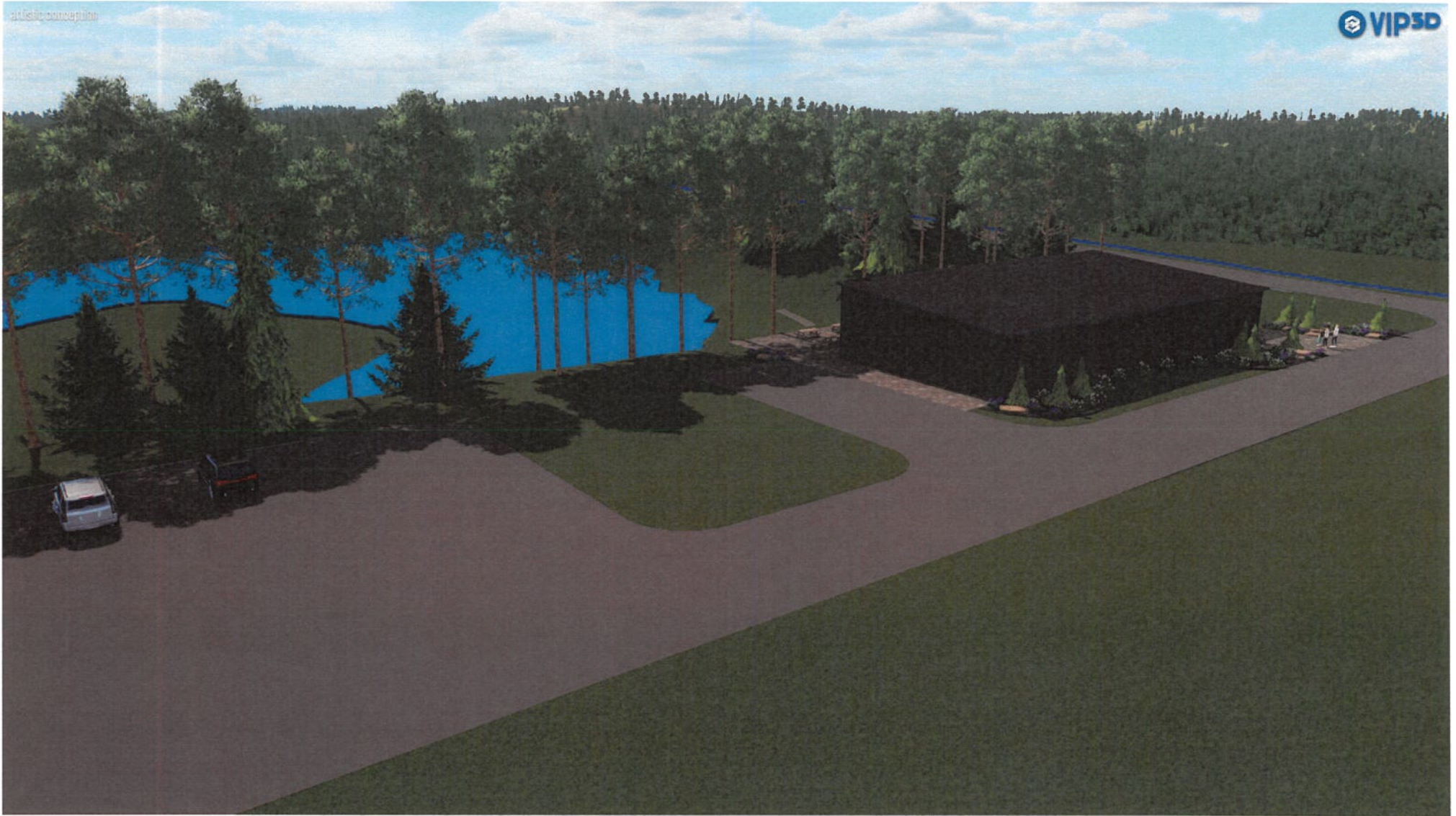
Brenda Brockman
Joint Use Manager

artistic conception

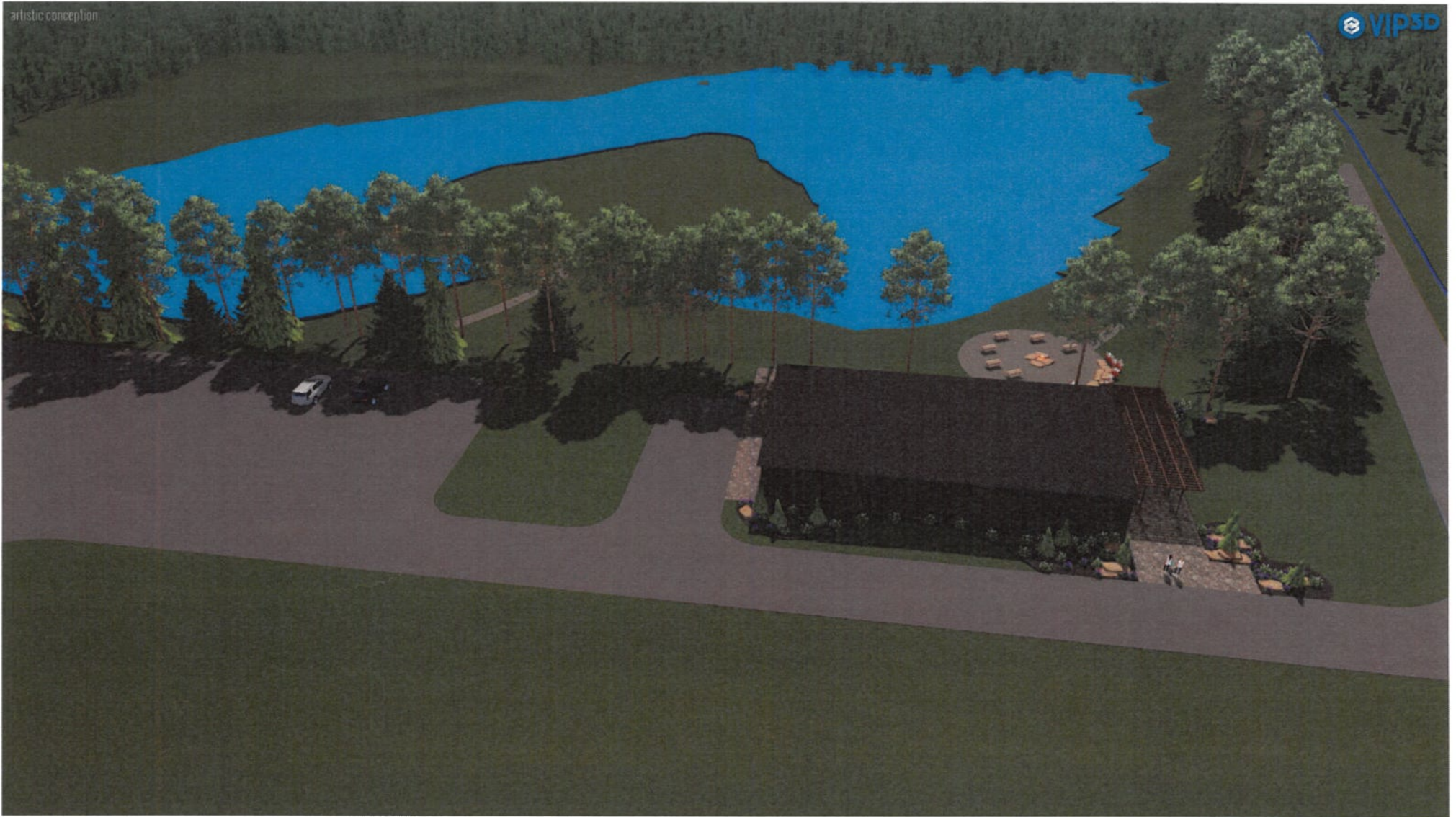




artistic conception



artistic conception





5 Acre Neighborhood Commercial





NORTH

WEST

Patio around the building

Front Entrance

Pea gravel hardscape sitting area

Floodplain



