

Berkshire Township, Ohio

Planned Industrial District

Application For:

Tuffman Equipment Rental

Submitted On:

May 15, 2025



Contact:

Mike Speer
mikespeer@tuffmanequip.com
TUFFMAN Equipment Rental & Supply
Norwalk • Sandusky • Sheffield
P 800.622.7052

Submitted By:



Contact: Randy VanTilburg
1160 Dublin Rd., Suite 100
Columbus, Ohio 43215
614.441.4222



Contact: John Oney
79 E. 3rd Ave.
Columbus, Ohio 43201
614.469.7500

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1454 Rome Corners Road
Galena, Ohio 43021
740-965-2992
www.berkshiretpw.org

Application # _____
Date received _____
Township Fee \$ _____
Make Check Payable to Berkshire Township
DCRP Fee \$500.00 _____
Make Check payable to Delaware County Regional Planning

Application for Planned Industrial District (PID Article 18)

Name of applicant Tuffman Equipment Rental Contact Mike Speer

Address of applicant 3812 Old Railroad Road

City Sandusky State Ohio Zip 44870

Phone 800-622-7052 Email mikespeer@tuffmanequip.com

Name of Property owner Northgate Community Church, Inc., Pastor Chris Stephens

Address of property owner 51 Fourwinds Drive

City Sunbury State OH Zip _____

Phone 740-369-6000 Email chris@northgate.church

Location/address of property to be rezoned 51 Fourwinds Drive, Sunbury, OH 43074

Parcel number(s) 41722002018000 & 41722002019000

Current zoning Planned Institutional District Current use Church Total acres 8.04
& Planned Multi Use District

Permitted Use NACIS Code No. 813110 Acres to rezone 6.39

Submittal Requirements. The following must be submitted with the correct application fees:

1. Applicant shall include a complete legal description and survey of the property.
2. A list of the names and addresses of all property owners, as appearing on the County Auditor’s current tax list, who are within, contiguous to, directly across the street from, and within 200 feet of the perimeter boundaries of the area proposed to be rezoned.
3. The proposed size and location of the Planned district, at a scale of 1” = 200’, showing topographic contours of at least 5’ intervals, existing and proposed structures, and structures within 200’ of the development tract.
4. **If Rezone only with a Preliminary Development Plan:** Details associated with Article 18 Section 18.06, 18.10(A) preliminary discussion/documents relating to Article 21, Article 22 and Article 23.
5. **If Rezone with a Final Development Plan:** Detailed development plans as stated in the Berkshire Township Zoning Resolution, Article 18 Section 18.06 and 18.10(C), Article 21, Article 22, and Article 23.

6. Any other supporting documentation.

Applicant is required at time of application to supply ten (10) completed application forms signed by the applicant and property owner(s) or a power of attorney and ten (10) copies of all documentation submitted with application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Applicant and property owner(s) certifies that all information contained herein is true and accurate and is submitted to induce the issuance of the requested zoning change. Applicant agrees to be bound by the provisions of the zoning resolution of Berkshire Township, Delaware County, Ohio.

Applicant:  Date: 5/15/2026

Property owner(s): William C. Stephens Date: 5/15/2026

NOTE: The initial application fee covers **TWO** Zoning commission hearings. If additional hearings are requested by the applicant, additional fees will be charged in accordance with the adopted fee schedule and are payable before the next hearing will be scheduled.

Received by: _____ Date: _____

For Zoning Commission Use Only:

Section 18.07 REQUIRED FINDINGS FOR PID APPROVAL

The Zoning Commission and Trustees may approve an application requesting that property be included in the PID zoning district, provided they find that the proposed use complies with all of the following requirements:

- 1.) That the proposed development is consistent in all aspects with the purpose, criteria, intent, and standards of this Zoning Resolution.
- 2.) That the proposed development is in conformity with the comprehensive plan or portion thereof as it may apply.
- 3.) That the proposed development promotes the health, safety, and general public welfare of the township and the immediate vicinity.
- 4.) That the proposed plan meets all of the design features required in this Resolution.
- 5.) That the proposed development is in keeping with the existing land use character and physical development potential of the area.
- 6.) That the proposed development will be compatible in appearance with surrounding land uses.
- 7.) That the development promotes greater efficiency in providing public utility services and encouraging innovation in the planning and building of all types of development.

PID Preliminary Development Plan Application Check List

The development plan to scale and provide all required information under Article 18 on the Berkshire Township Zoning Resolution. Copies as follows:

- ✓ One (1) PID Application
- ✓ Eleven (11) copies of the preliminary development plans
- ✓ One (1) Thumb drive with complete plan set

Required Documents

1. The proposed size and location of the PID district, at a scale of at least 1" = 200', showing topographic contours of at least 5' intervals, wooded areas, wetlands, adjacent (within 200') structures, 100 year floodplains.
 - a. Exhibit P2: Existing Conditions Plan (Tab 3)
2. Suggested architectural designs for all structures and signs.
 - a. Exhibit A1 through Exhibit A5 (Tab 4)
3. The intended general provisions for water, fire hydrants, sanitary sewer and surface drainage. Information regarding existing pipe sizes, capacities, committed flows, and potential needed upgrades must be documented.
 - a. Exhibit P5: Preliminary Utility Plan (Tab3)
 - b. Del Co Stormwater Letter (Tab 5)
4. The relationship of the proposed development to existing and probable uses of surrounding areas, including easements, rights of way, proposed drainage and public utilities.
 - a. Exhibit P5: Preliminary Utility Plan (Tab3)
5. A design of the open space and proposed description of its use and maintenance.
 - a. Exhibit P4: Preliminary Landscape Plan (Tab 3)
6. Specific statements of divergence, if any, from the development standards in this Article or the general standards of this resolution such as setbacks, parking, landscaping, lighting, signage and so forth.
 - a. No Statement of Divergence
7. Proposed location of all structures and uses.
 - a. Exhibit P3: Preliminary Site Plan (Tab 3)
8. Preliminary Traffic Impact Analysis based upon new trip generation.
 - a. Preliminary Traffic Impact Analysis (Tab 5)
9. All required design features.
 - a. Exhibit P3: Preliminary Site Plan (Tab 3)
 - b. Exhibit P4: Preliminary Landscape Plan (Tab 3)
 - c. Exhibit P5: Preliminary Utility Plan (Tab 3)
10. Emergency service provisions (letter from Fire and Police departments).
 - a. B.S.T.&G. Fire District Letter and EMS Will Serve Letter (Tab 5)
11. Phasing plans, if any.
 - a. None
12. Calculation of net developable acreage and proposed project density.
 - a. Exhibit P3: Preliminary Site Plan (Tab 3)
13. Proposed permitted and accessory uses.
 - a. Exhibit P3: Preliminary Site Plan (Tab 3)

TAB 1

ADJACENT PROPERTY OWNERS

ARCE MILENA

7141 RINGBILL LOOP
SUNBURY, OH 43074

**DRZEWIECKI TODD &
KRISTIN**

7090 RINGBILL LOOP
SUNBURY, OH 43074

**HUISS ROSA MARIA &
JOSEPH**

7063 RINGBILL LOOP
SUNBURY, OH 43074

DAVIDSON MAURITZ

7151 RINGBILL LOOP
SUNBURY, OH 43074

**GIGNAC CHANTELLE M
& HARRISON MICHAEL
W**

7080 RINGBILL LOOP
SUNBURY, OH 43074

**KALVAS THOMAS J &
ANDREA**

7070 RINGBILL LOOP
SUNBURY, OH 43074

**BUTLER WILLIAM OTIS
JR & EILEEN**

7028 RINGBILL LOOP
SUNBURY, OH 43074

**HART KEVIN ANDREW
& AUBREY**

7029 RINGBILL LOOP
SUNBURY, OH 43074

**LATIMER BRYAN R
TRUSTEE**

7037 RINGBILL LOOP
SUNBURY, OH 43074

**CHEESMAN WILLIAM &
MARISSA**

7110 RINGBILL LOOP
SUNBURY, OH 43074

HAYCOOK KAREN

7091 RINGBILL LOOP
SUNBURY, OH 43074

**MILETTI RAYMOND L &
ANN M**

7120 RINGBILL LOOP
SUNBURY, OH 43074

**COMBS JEFFERY RAND
& DEBORAH LYNN**

7048 RINGBILL LOOP
SUNBURY, OH 43074

**HIVELY MICHAEL &
DELIGHT**

7018 RINGBILL LOOP
SUNBURY, OH 43074

**MCCURRY ALEC W &
CIERRA C**

7021 RINGBILL LOOP
SUNBURY, OH 43074

CORRELL DEBORAH R

7060 RINGBILL LOOP
SUNBURY, OH 43074

**HOFFERT ALAN LEE &
SHARON KAY**

7014 RINGBILL LOOP
SUNBURY, OH 43074

**RAYFIELD JON TOMAS
& DEBRA ANN**

7107 RINGBILL LOOP
SUNBURY, OH 43074

**CUNNINGHAM
NEREIDA &
CHRISTOPHER**

7132 RINGBILL LOOP
SUNBURY, OH 43074

REED JAN

7071 RINGBILL LOOP
SUNBURY, OH 43074

**RHOADES JERRY &
CAROLE**

7100 RINGBILL LOOP
SUNBURY, OH 43074

**SNEAD KEITH &
STEPHANIE R**

7126 RINGBILL LOOP
SUNBURY, OH 43074

**STACK KATHLEEN A
TRUSTEE**

7036 RINGBILL LOOP
SUNBURY, OH 43074

**SWEENEY SUZANNE &
DOUGLAS ALAN**

7101 RINGBILL LOOP
SUNBURY, OH 43074

**WILLIAMS MICHELLE
IRENE**

7081 RINGBILL LOOP
SUNBURY, OH 43074

WISE TIFFANY

7049 RINGBILL LOOP
SUNBURY, OH 43074

DELAPROP LLC

124 N THREE B'S & K RD
SUNBURY, OH 43074

**OHIO DEPARTMENTS
OF HIGHWAYS**

7016 STATE ROUTE 37 E
SUNBURY, OH 43074

**CRACKER BARREL OLD
COUNTRY STORE INC**

60 FOURWINDS DR
SUNBURY, OH 43074

**ALUM CREEK
INVESTMENTS LLC**

7007 STATE ROUTE 37 E
SUNBURY, OH 43074

**ALUM CREEK
INVESTMENTS LLC**

6999 STATE ROUTE 37 E
SUNBURY, OH 43074

**P D PAYKOFF
COMPANIES LLC**

6980 STATE ROUTE 37 E
SUNBURY, OH 43074

**CORTLAND
NORTHLAKE
CONDOMINIUM
COMMON ELEMENT**

7205 NORTHLAKE
SUMMIT DR
SUNBURY, OH 43074

**FOUR WINDS
INVESTMENT CONDO
ASSOC COMMON
ELEMENT**

7125 SEA BREEZE DR W
SUNBURY, OH 43074

MG SUNBURY LLC

7162 LONGHORN DR STE
A
SUNBURY, OH 43074

MG SUNBURY LLC

7162 LONGHORN DR STE
B
SUNBURY, OH 43074

**WHITE CASTLE
SYSTEM INC**

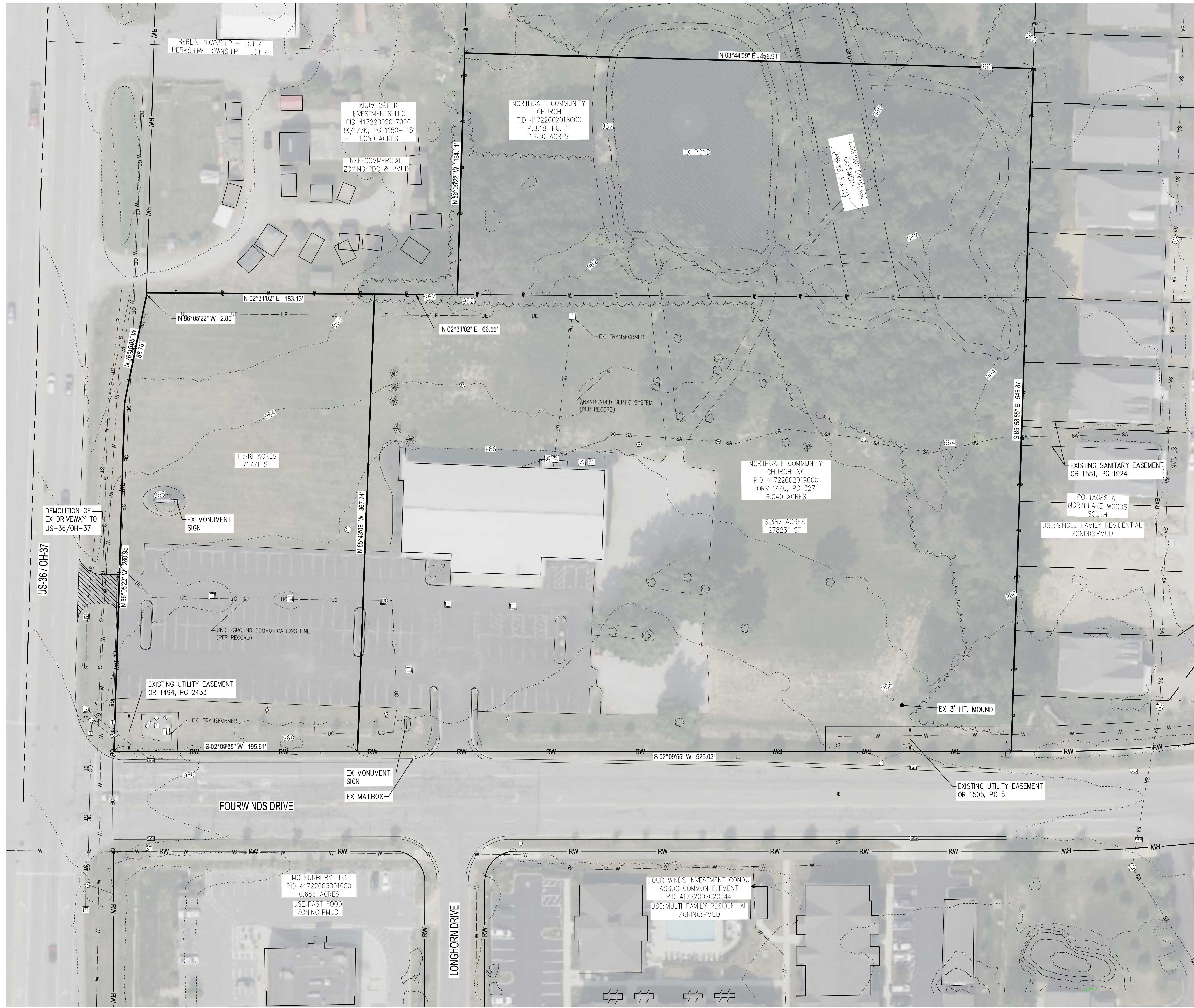
7120 STATE ROUTE 37 E,
SUNBURY 43074

TAB 2
PROPOSED LOT SPLIT

TAB 3

PRELIMINARY DEVELOPMENT PLAN

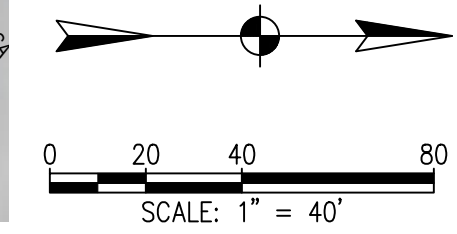
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LEGEND

- P — PROPERTY LINE
- RW — RIGHT OF WAY LINE
- - - EX PATH
- - - 918 EX 2' CONTOUR
- - - W EX WATER LINE
- - - SA EX SAN LINE
- - - UE EX UNDERGROUND ELECTRIC
- - - ST EX STORMWATER LINE
- - - G EX GAS LINE
- - - UC EX UNDERGROUND COMMS
- - - OC EX OVERHEAD COMMS
- - - EX TREE CANOPY LINE
- ☀ EX TREES
- ☐ EX STORMWATER STRUCTURE
- ⊙ EX LIGHT POLE

EX = EXISTING



NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

PRELIMINARY
NOT FOR CONSTRUCTION

1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.411.4222 FAX: 614.466.7340	PROJECT NO.: 2600485 PROJECT DATE: 05.15.2026 DRAWN BY: MMB CHECKED BY: RLJ
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TECHNICAL SKILL.
CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR:	TUFFMAN EQUIPMENT & SUPPLY 3812 OLD RAILROAD RD SANDUSKY, OH 44870
PRELIMINARY DEVELOPMENT PLAN FOR	TUFFMAN EQUIPMENT
	51 FOURWINDS DRIVE, SUNBURY OH 43074

EXISTING CONDITIONS PLAN	2 / 5
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LEGEND

EX = EXISTING	PR = PROPOSED
	PR SECURITY/SCREENING FENCE
	PR PLANNED INDUSTRIAL DISTRICT
	PROPERTY LINE
	RIGHT OF WAY LINE
	EX WATER LINE
	EX SAN LINE
	EX UNDERGROUND ELECTRIC
	EX STORMWATER LINE
	EX GAS LINE
	EX UNDERGROUND COMMS
	EX OVERHEAD COMMS
	EX TREE CANOPY LINE
	EX TREES
	EX STORMWATER STRUCTURE
	EX LIGHT POLE
	SETBACK LINE

GENERAL SITE INFORMATION

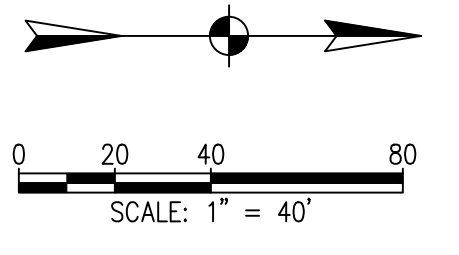
ADDRESS:	51 FOURWINDS DRIVE, SUNBURY OH 43074
PARCEL NO.:	41722002019000 & 41722002018000
ZONING CLASSIFICATION/DISTRICT:	PLANNED INDUSTRIAL DISTRICT
ZONING OVERLAY:	PLANNED MIXED USE DISTRICT OVERLAY
PROPOSED REZONING:	PLANNED INDUSTRIAL DISTRICT
EXISTING BUILDING HEIGHT:	TO REMAIN
TOTAL EXISTING BUILDING AREA:	12,710 SQ. FT.
TOTAL SITE AREA:	6.39 ACRES
PARKING LOT LIGHTING:	PROPOSED 25' HT. MAX.
PROPOSED PARKING:	13 STALLS TOTAL
REQ BLDG SETBACKS:	FRONT: 90' / SIDE: PER PLAN / REAR: PER PLAN
REQ PKNG SETBACKS:	FRONT: 20' / SIDE: 20' / REAR: 5'
FLOOD INSURANCE RATE MAP NUMBER (FIRM):	39041C0145K
MOST RECENT EFFECTIVE DATE OF FIRM:	APRIL 16, 2009
BASE FLOOD ELEVATION (BFE):	-
FLOOD ZONE:	ZONE X

SITE DATA TABLE

SITE AREA (IN BERKSHIRE TWP):	6.39 AC.
EX POND AREA:	0.41 AC.
EX UTILITY ESMT AREA:	0.25 AC.
NET DEVELOPABLE AREA:	5.73 AC.
PRE-DEVELOPED IMPERVIOUS AREA:	0.80 AC.
POST-DEVELOPED IMPERVIOUS AREA:	1.99 AC.

SITE LIGHTING NARRATIVE:

- LIGHTING WILL BE A COMBINATION OF WALL PACKS AND POLE LIGHTING.
- LIGHTING IN INVENTORY AREA NORTH OF BUILDING WILL BE SECURITY LIGHTING AS FOLLOWS:
 - NO LIGHT POLLUTION AT NORTHERN PROPERTY LINE. FOOTCANDLES (FC) WILL BE 0 AT PROPERTY LINE.
 - POLE LIGHTS AT NORTHERN EDGE OF SECURED AREA (100' FROM RESIDENCES) WILL HAVE HOUSE SIDE SHIELDS.
 - AVERAGE FC LEVEL WILL BE 5 FC MAXIMUM.
 - AVERAGE FC LEVEL AT FOURWINDS DRIVE WILL BE 20 FC MAXIMUM.
- POLE LIGHTING HEIGHT WILL BE 25' MAXIMUM.
- ALL POLE LIGHT FIXTURES WILL BE FULL CUT OFF PICTURES.



PRELIMINARY DEVELOPMENT PLAN FOR	TUFFMAN EQUIPMENT & SUPPLY	PRELIMINARY DEVELOPMENT PLAN FOR	TUFFMAN EQUIPMENT & SUPPLY	PRELIMINARY DEVELOPMENT PLAN FOR	TUFFMAN EQUIPMENT & SUPPLY	PRELIMINARY DEVELOPMENT PLAN FOR	TUFFMAN EQUIPMENT & SUPPLY
3	5	3	5	3	5	3	5

PRELIMINARY DEVELOPMENT PLAN FOR

TUFFMAN EQUIPMENT & SUPPLY

PRELIMINARY DEVELOPMENT PLAN FOR

TUFFMAN EQUIPMENT & SUPPLY

PRELIMINARY DEVELOPMENT PLAN FOR

TUFFMAN EQUIPMENT & SUPPLY

PRELIMINARY DEVELOPMENT PLAN FOR

TUFFMAN EQUIPMENT & SUPPLY

51 FOURWINDS DRIVE, SUNBURY OH 43074

3812 OLD RAILROAD RD
SANDUSKY, OH 44870

TECHNICAL SKILL
CREATIVE SPIRIT.

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NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS OH 43215
TEL: 614.441.9222
FAX: 688.486.7340

PROJECT NO.: 2600485
PROJECT DATE: 05.15.2026
DRAWN BY: MMB
CHECKED BY: RLJ

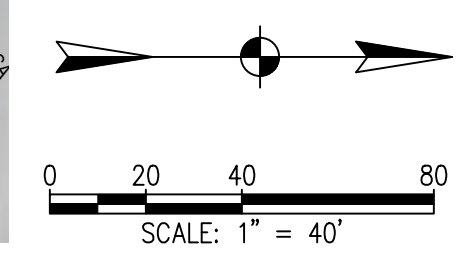
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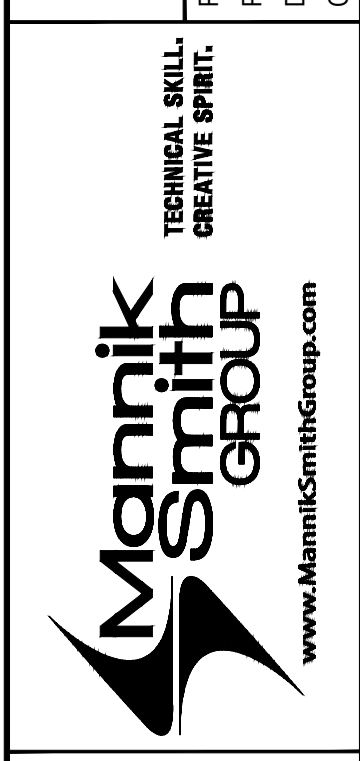


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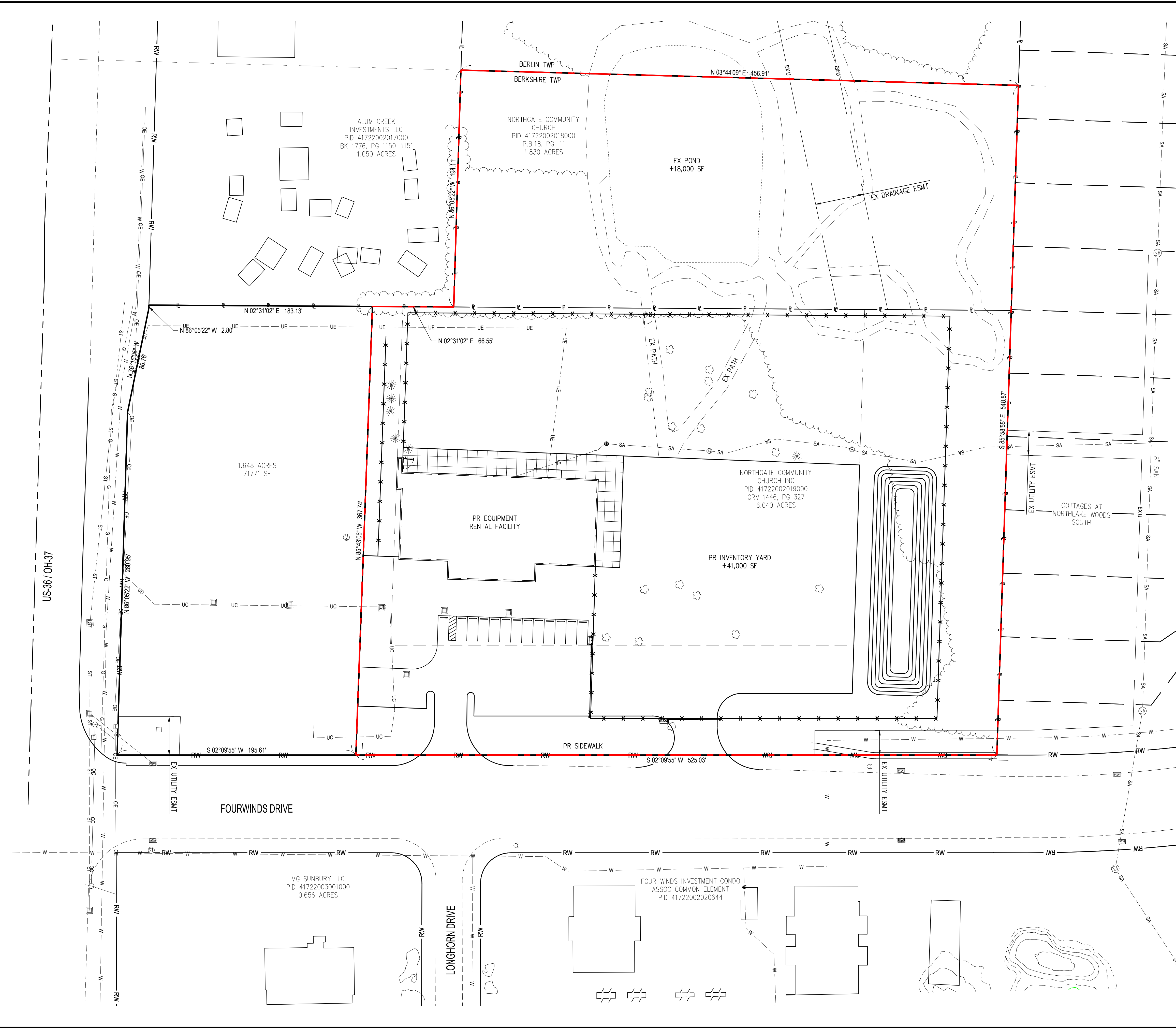
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PR SECURITY/SCREENING FENCE	PR PLANNED INDUSTRIAL DISTRICT
PROPERTY LINE	RIGHT OF WAY LINE
EX PATH	EX WATER LINE
EX SAN LINE	EX UNDERGROUND ELECTRIC
EX STORMWATER LINE	EX GAS LINE
EX UNDERGROUND COMMS	EX OVERHEAD COMMS
EX TREE CANOPY LINE	EX TREES
EX STORMWATER STRUCTURE	EX LIGHT POLE
SETBACK LINE	PR LARGE DECIDUOUS SHADE TREE
PR LARGE EVERGREEN SHRUB	PR LAWN
EX TREE CANOPY TO REMAIN	



<p>PRELIMINARY DEVELOPMENT PLAN FOR</p> <p>TUFFMAN EQUIPMENT</p> <p>PRELIMINARY LANDSCAPE PLAN</p>	<p>PREPARED FOR</p> <p>TUFFMAN EQUIPMENT & SUPPLY</p> <p>3812 OLD RAILROAD RD SANDUSKY, OH 44870</p>	<p>NO. DATE BY DESCRIPTION</p>
	<p>1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.9222 FAX: 614.466.7340</p> <p>PROJECT DATE: 05.15.2026</p> <p>PROJECT NO: 2600485</p> <p>DRAWN BY: MMB</p> <p>CHECKED BY: RLJ</p>	<p>PRELIMINARY NOT FOR CONSTRUCTION</p>



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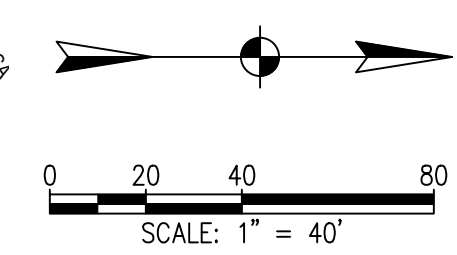
LEGEND

EX	= EXISTING
PR	= PROPOSED
	PR PLANNED INDUSTRIAL DISTRICT
	PROPERTY LINE
	RIGHT OF WAY LINE
	EX PATH
	EX WATER LINE
	EX SAN LINE
	EX UNDERGROUND ELECTRIC
	EX STORMWATER LINE
	EX GAS LINE
	EX UNDERGROUND COMMS
	EX OVERHEAD COMMS
	EX TREE CANOPY LINE
	EX TREES
	EX STORMWATER STRUCTURE
	EX LIGHT POLE

SANITARY DESIGN NARRATIVE:
 1. EXISTING SANITARY SERVICE WILL BE UTILIZED FOR THE PROPOSED DEVELOPMENT. KELLY THEIL, DELAWARE COUNTY REGIONAL SEWER DISTRICT HAS BEEN CONTACTED AND WAS IN AGREEMENT THAT THE EXISTING SERVICE CAPACITY SHOULD BE SUFFICIENT FOR THE PROPOSED DEVELOPMENT.

WATER DESIGN NARRATIVE:
 1. EXISTING WATER SERVICE WILL BE UTILIZED FOR THE PROPOSED DEVELOPMENT. WATER SERVICE TO THE FACILITY IS PROVIDED BY DELCO WATER. CHRIS VALENZUELA, DELCO WATER, HAS BEEN CONTACTED.

STORMWATER DESIGN NARRATIVE:
 1. A LETTER HAS BEEN PROVIDED BY CHAD GREEN, DELAWARE COUNTY ENGINEER'S OFFICE, INDICATING THAT MSG IS WORKING WITH THE DELAWARE COUNTY ENGINEER'S OFFICE ON THE STORMWATER SOLUTION FOR THIS PROJECT. PLEASE REFER TO THE LETTER PROVIDED STATING THAT THE DELAWARE COUNTY ENGINEER'S OFFICE HAS DETERMINED THAT OUR STORMWATER MANAGEMENT SOLUTION WILL BE VIABLE.



PRELIMINARY DEVELOPMENT PLAN FOR	TUFFMAN EQUIPMENT & SUPPLY	3812 OLD RAILROAD RD SANDUSKY, OH 44870
	TUFFMAN EQUIPMENT & SUPPLY	51 FOURWINDS DRIVE, SUNBURY OH 43074
PRELIMINARY UTILITY PLAN		
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PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	BY	DESCRIPTION

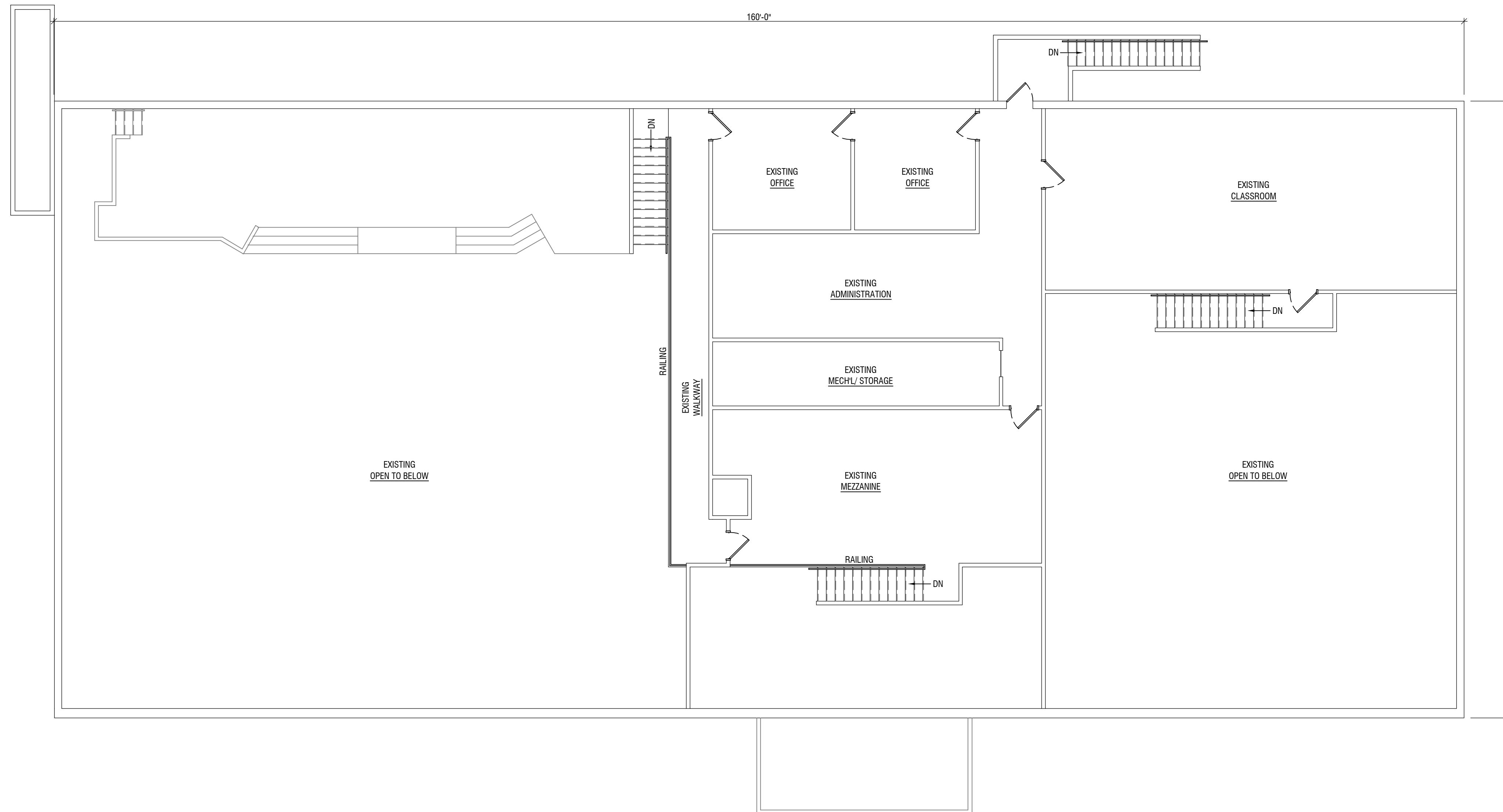
1160 DUBLIN ROAD
 SUITE 100
 COLUMBUS OH 43215
 TEL: 614.441.5222
 FAX: 614.466.1340

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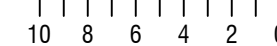
TECHNICAL SKILL.
 CREATIVE SPIRIT.

Mannik Smith Group
 www.MannikSmithGroup.com

TAB 4
ARCHITECTURAL EXHIBITS



A EXISTING SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"



TUFFMAN EQUIPMENT AND SUPPLY

51 FOURWINDS COURT
 SUNBURY, OHIO 43074

DRAWING SET ©2025 archall architects llc

2026 04 15	existing conditions
□	check set
□	bid
□	permit
□	construction

REVISIONS

△	_____
△	_____
△	_____

ASI

SEAL

archall architects 49 e third ave | columbus, oh | 43201
 614.469.7500
 contact@archall.com

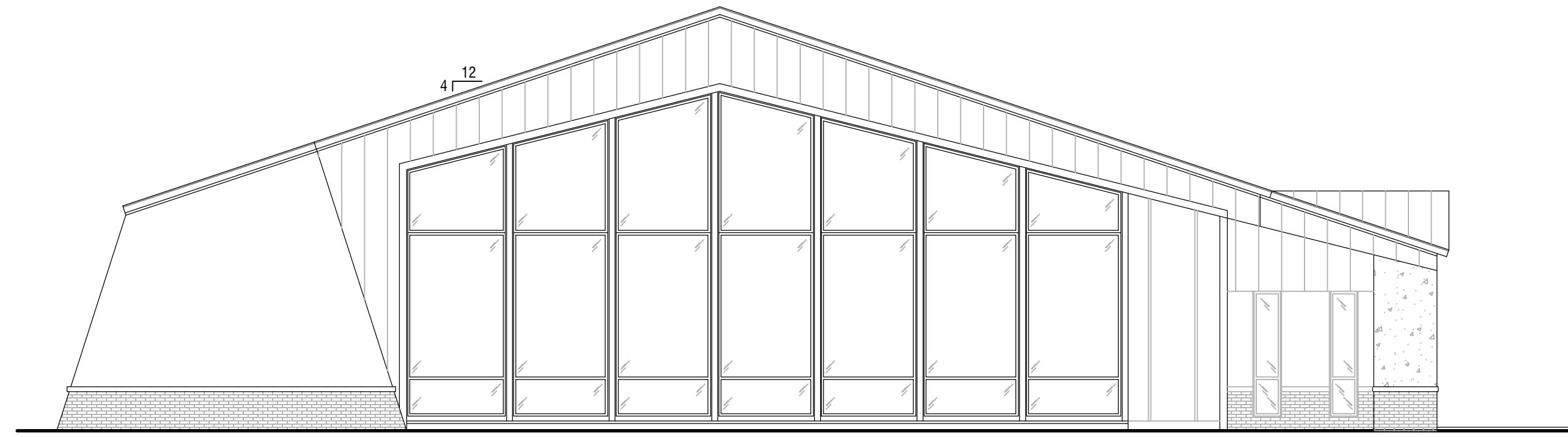
archall architects

PROJECT NUMBER
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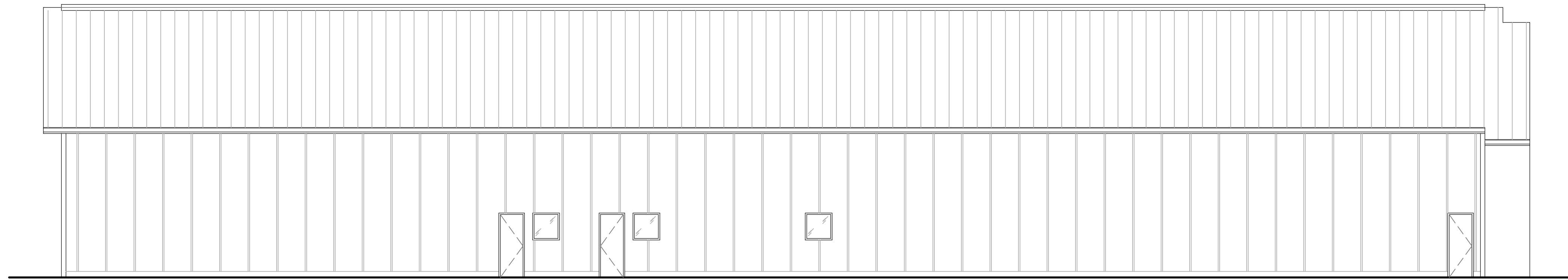
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EXISTING SECOND FLOOR:

SHEET NUMBER

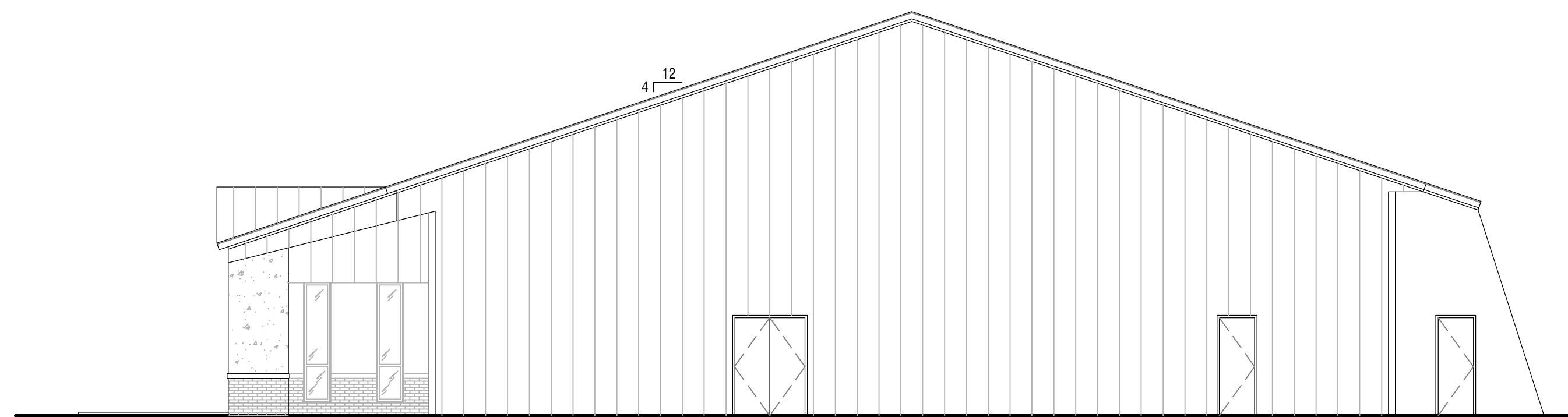
A3.01



4 SOUTH EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"
10 8 6 4 2 0



3 WEST EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"
10 8 6 4 2 0



2 NORTH EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"
10 8 6 4 2 0



1 EAST EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"
10 8 6 4 2 0

2026 04 15	existing conditions
□	check set
□	bid
□	permit
□	construction

△	REVISIONS
△	
△	
△	

ASI

SEAL

archall architects 49 e third ave | columbus, oh | 43201
614.469.7500
contact@archall.com

archall architects

PROJECT NUMBER

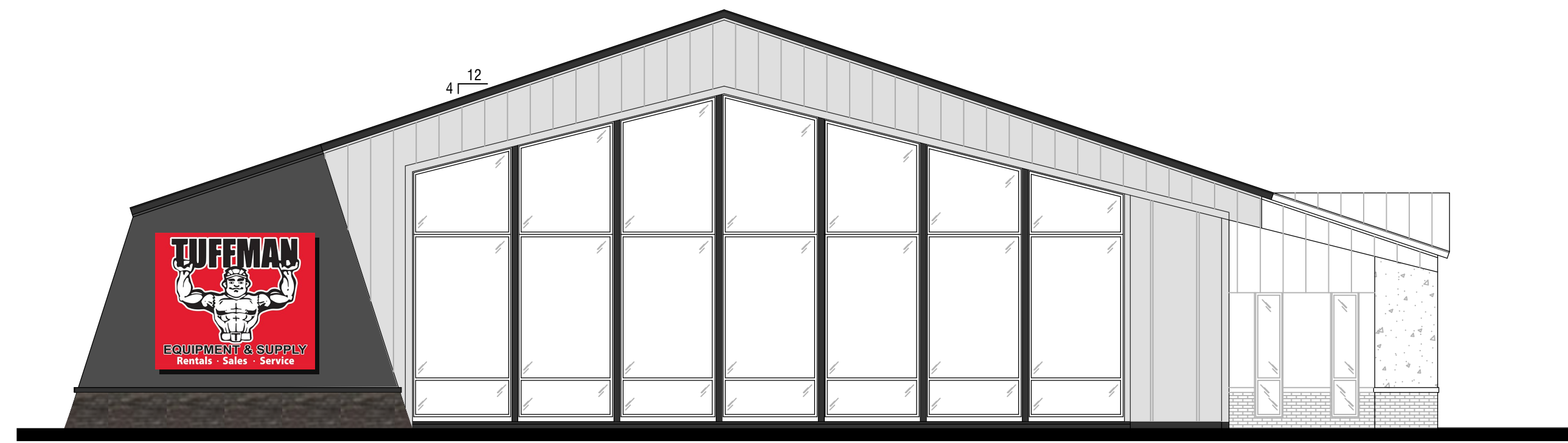
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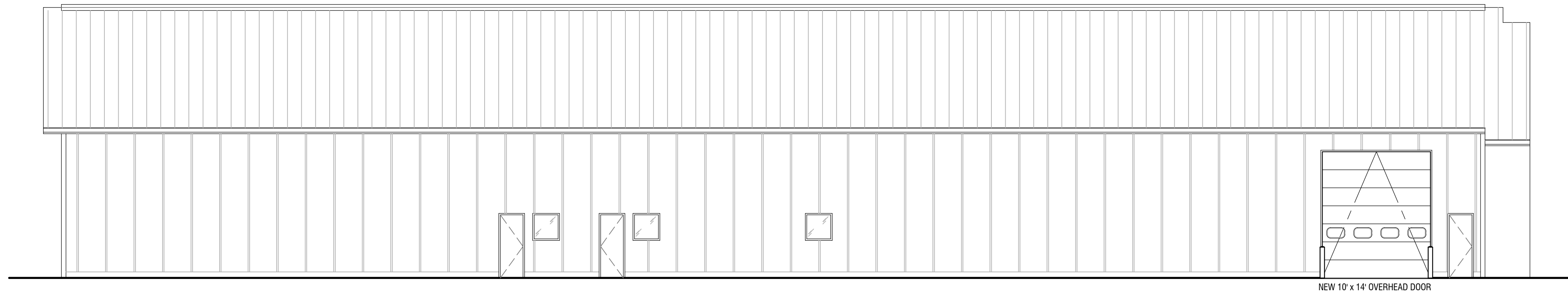
EXISTING EXTERIOR ELEVATIONS

SHEET NUMBER

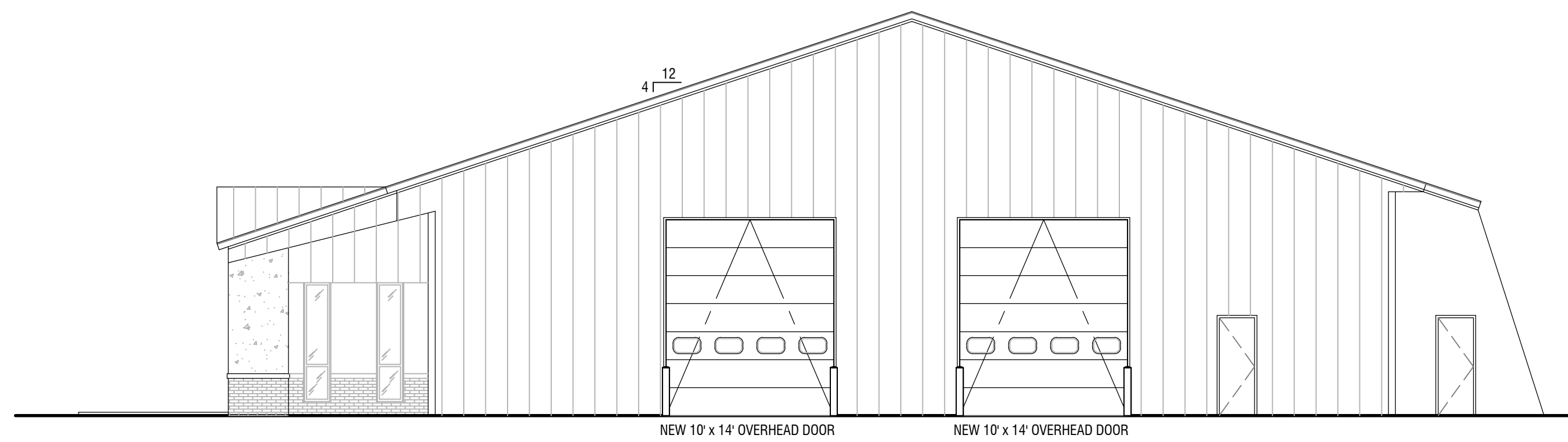
A4.00



4 PROPOSED SOUTH EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"



3 PROPOSED WEST EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"



2 PROPOSED NORTH EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"



1 PROPOSED EAST EXTERIOR ELEVATIONS
SCALE 1/8" = 1'-0"

DRAWING SET ©2026 archall architects llc

2026 04 15	existing conditions
□	check set
□	bid
□	permit
□	construction

▲	REVISIONS
▲	
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ASI

SEAL

archall architects

PROJECT NUMBER

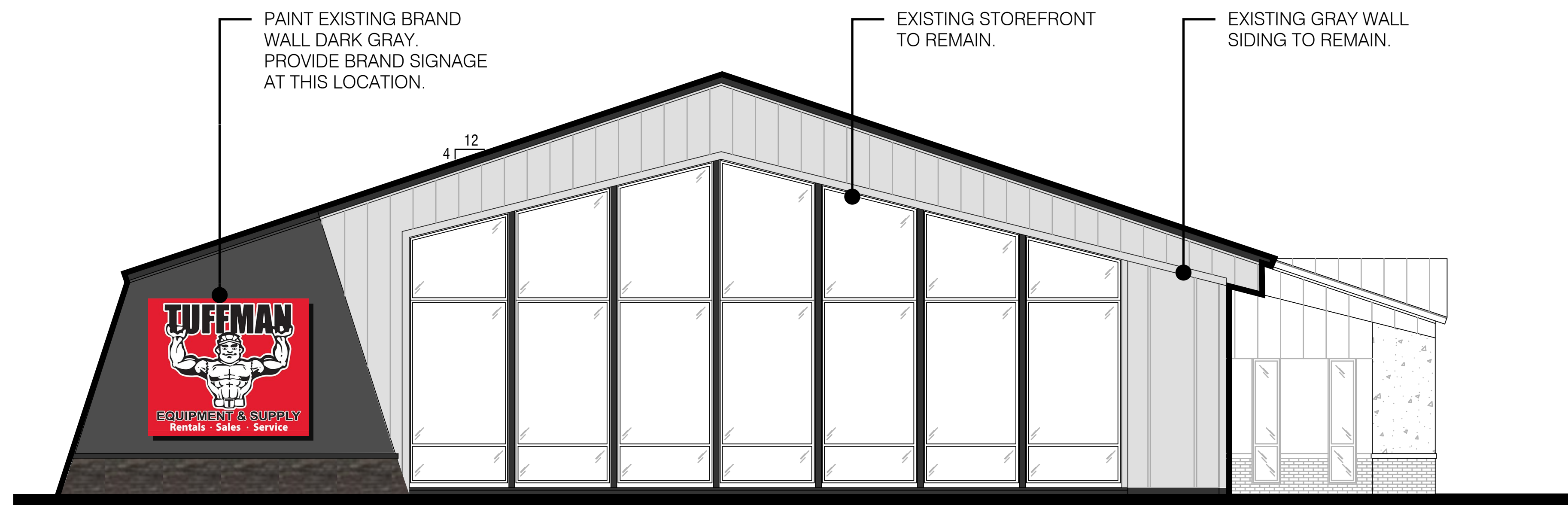
026042

SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

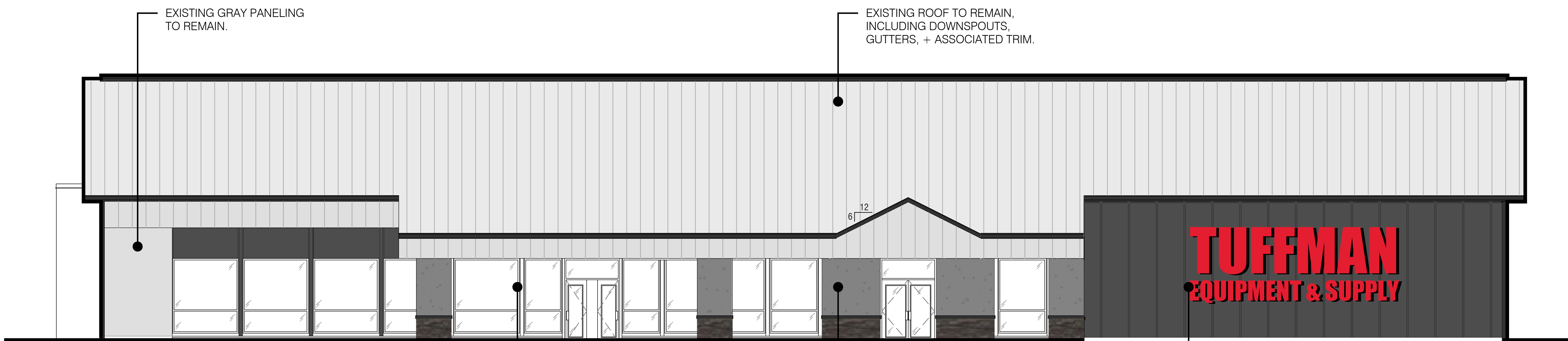
SHEET NUMBER

A4.10



PROPOSED SOUTH EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATIONS

SCALE 1/8" = 1'-0"

DRAWING SET ©2026 archall architects llc

■	2026 04 15	existing conditions
□		check set
○		bid
○		permit
○		construction

REVISIONS

△		
△		
△		
△		

ASI

SEAL

archall architects 49 e third ave | columbus, oh | 43201
614.469.7500
contact@archall.com

archall architects

PROJECT NUMBER

026042

SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER

A4.10

TAB 5

SERVICEABILITY AND TRAFFIC LETTERS



Delaware County Engineer

Chris Bauserman, P.E., P.S.

Northgate Church Redevelopment 51 Fourwinds Drive Preliminary Stormwater Comments

May 4, 2026

Mr. Paul Jonston, PE
The Mannik & Smith Group, Inc.
1160 Dublin Rd, Suite 100
Columbus, OH 43215
(614) 769-3418
pjohnston@manniksmithgroup.com

Mr. Johnston,

To summarize our phone discussion from earlier this morning regarding the site's stormwater management:

Regulatory & Design Requirements

- **Retention/Detention Volume:** Any increase in the site's impervious area will necessitate additional retention or detention capacity to manage increased runoff.
- **Water Quality Compliance:** The redeveloped site must adhere to OEPA water quality standards.

Existing Infrastructure & GIS Discrepancies

- **Existing Basin Outlet:** You will need to definitively identify the discharge point for the existing basin. While it appears that the site drains into a County-maintained swale just west of the property, the GIS mapping is unclear on this connection.
- **Private Drainage Systems:** The existing private storm system are not shown on GIS records. You will need to locate the system and confirm their final outlet location(s).

Delaware County Engineer's Office

1610 State Route 521 P.O. Box 8006 Delaware, Ohio 43015-8006

PHONE: (740) 833-2400 FAX: (740) 833-2399 WEB: www.co.delaware.oh.us/engineer

Site Feasibility

- **Outlet Adequacy:** The site appears to have a viable Adequate Outlet via the aforementioned swale to the west.
- **Development Capacity:** There is sufficient physical area on-site to implement the necessary retention/detention structures required to satisfy both water quantity and quality mandates.

Please let me know if you need any further clarification on these points as you move forward through the Zoning and Engineering process.

Sincerely,



Chad Green, P.E.
Deputy Development Engineer
Delaware County Engineer's Office
The Byxbe Building
1610 State Route 521
P.O. Box 8006
Delaware, OH 43015
p: (740) 833-2437
e: cgreen@co.delaware.oh.us

Delaware County Engineer's Office

1610 State Route 521 P.O. Box 8006 Delaware, Ohio 43015-8006

PHONE: (740) 833-2400 FAX: (740) 833-2399 WEB: www.co.delaware.oh.us/engineer



B.S.T. & G. Fire District

350 West Cherry St
Sunbury, Ohio 43074
740-965-3841 Office



Christopher Kovach, Fire Chief
ckovach@bstgfire.org

Rob Stambaugh, Assistant Chief
rstambaugh@bstgfire.org

Tuesday, May 12, 2026

Cornell R. Robertson, PE, PS
The Mannik & Smith Group, Inc. (MSG)
1160 Dublin Rd, Suite 100
Columbus, OH 43215

Re: Northgate Church Property Rezoning

BST&G Serviceability Letter

Mr. Robertson,

The BST&G Joint Fire District is the primary provider of Fire Suppression, Rescue Services, EMS First Response, and Fire Prevention for the property involved in this zoning application, and we have the ability to provide said services for this project located at 51 Fourwinds Ct, Sunbury, OH 43074.

The site plan provided to our office meet the general requirements as specified by our Specific Provisions and the Ohio Fire Code.

If plans for development continue, please visit www.bstgfire.org for the proper submission requirements for the full plan review process. If you have further questions or concerns, please Fire Inspector Rocki Huddlestone, or Jason Whipple at the information listed below.

Respectfully,

Christopher R. Kovach, Fire Chief
BST&G Fire District
Station Non-Emergency- 740.965.3841
ckovach@bstgfire.org

Cornell R. Robertson, PE, PS
The Mannik & Smith Group, Inc. (MSG)
1160 Dublin Rd, Suite 100
Columbus, OH 43215
VIA EMAIL: crobertson@manniksmithgroup.com

Re: Northgate Church Property Rezoning
EMS Serviceability

Dear Mr. Robertson:

I am writing in response to your email dated May 11, 2026, in which you requested a “will serve” letter regarding property being rezoned and developed at the northwest corner of the US-36/OH-37 & Fourwinds Drive intersection in Berkshire Township.

Delaware County Emergency Medical Services (DCEMS) is the primary provider of emergency medical services for the property in question. Upon review of the plans for development of the property, DCEMS has determined that it has the ability to provide emergency medical services to the property.


This serviceability letter is being provided assuming the conditions depicted in the submitted plans do not change materially. If there are material changes to the plans for the property, please submit additional review for a new serviceability determination.

Please contact this office if you have any questions.

A handwritten signature in blue ink, appearing to read "J. Fisher", is written below a horizontal line.

TRAFFIC MEMORANDUM

To: Chad Green, PE, Delaware County Deputy Development Engineer
Kristi Norfolk, PE, PTOE, ODOT District 6 Transportation Engineer
From: Eric R. Pfenning, PE, PS – Mannik & Smith Group
Date: May 6, 2026
Project #: 401.2600485 ~ Northgate Church Property at 51 Fourwinds Drive, S
Re: Proposed Phase 1 development Trip Generation and Access Dr



**Approved
as Noted**
Delaware County Engineer's
Office

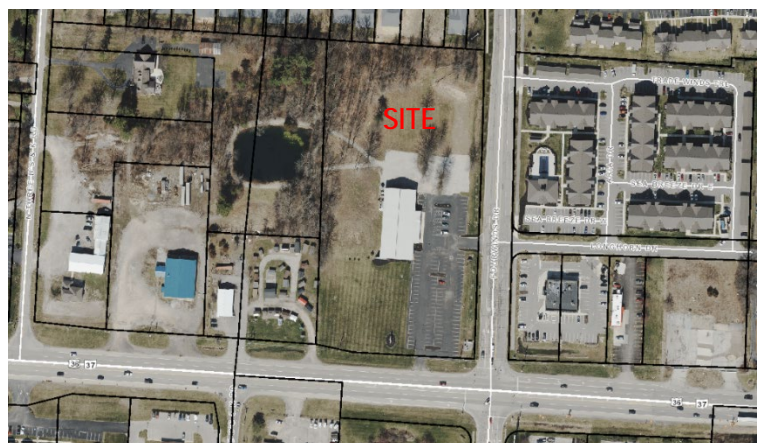
Chad W. Green, P.E.
Deputy Development Engineer

05/12/2026

- + ODOT will issue a separate approval.
- + ODOT approval is still outstanding.
- + A second access to Fourwinds Dr. will be permitted.
- + A higher level traffic study will be required for any future phases.
- + See sheets 2 & 3 for additional comments.

The purpose of this memorandum is to document for approval the expected trip generation and redevelopment of the Northgate Church Property located at 51 Fourwinds Drive. We formally request consideration for an additional full movement access drive along the west side of the roadway approximately midway between Longhorn Drive and Tr

In summary, Phase 1 will occupy much of the north end of the property and the Northgate Church building itself. The existing building consists of an approximate total 14,925 square foot of gross floor area (GFA). A fenced equipment inventory/storage yard will be located to the north of the existing building. Phase 1 will consist of a construction equipment rental and retail supply facility. The south portion of the property will undergo a lot split to separate it from the Phase 1 development area. Although there is no immediate plan in place, the south portion along US 36/SR 37 could become a future Phase 2 development. The existing access drive along US 36/SR 37 will be removed in conjunction with the lot split as part of Phase 1 activities. A site plan drawn to scale is included as an attachment to this memorandum.



Trip Generation

The following trip generation can be expected for a development consisting of a construction equipment rental and retail supply facility using per 1000 square foot GFA as the independent variable. The Institute of Transportation Engineers' (ITE's) Trip Generation Manual, 12th Edition was used to determine the expected number of trips to be generated by the proposed Phase 1 land use. Land Use Code #811-Construction Equipment Rental Stores was determined to specifically represent the proposed development. The ITE trip generation description and data plot information for land use code #811 is included as part of this documentation. Available data for the projected Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (PM peak hour) is summarized in **Table 1**. No additional peak hour data is available for the #811 land use code.

Table 1: Trip Generation of Phase 1 Proposed Development

LUC #811 – Construction Equipment Rental Store			
TIME PERIOD	EXPECTED TRIP GENERATION		
	Total	Entering	Exiting
Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4pm and 6pm (PM peak hour)	15	4	11

Additional Access Drive Request

In conjunction with Phase 1, the developer is requesting approval to install an additional full movement access drive located along Fourwinds Drive approximately midway between Longhorn Drive and Trade Winds Trail. This additional full movement access drive will be located 200 feet north of the current access drive across from Longhorn Drive. The new drive is proposed to have a 35-foot throat width with 35-foot radii to accommodate proper turning for large trucks and trailers. The additional drive will provide access to and from the fenced inventory/storage yard for equipment rental pick up and drop off. As shown by the overall expected trip generation, use of this drive is projected to be very low volume during the afternoon peak hour. The proposed drive location is optimal for the site and will allow the property to maintain the mature vegetation along the north side of the property to act as a natural sound and visual barrier for the adjacent residential area to the immediate north. The developer is requesting the additional access drive permit full movement ingress/egress. Again, a scaled site plan is included with this document.

Upon review, we respectfully request formal approval of the following items:

1. Delaware County Engineer approval of this Traffic Memorandum as providing the requested documentation relative to trip generation associated with Phase 1 of the development and no further information is required at this time. **APPROVED (DCEO)**
2. Delaware County Engineer approval to install a new access drive with Phase 1 of the development with the understanding all required permits associated with the installation of said access drive will be obtained from the Delaware County Engineer’s Office prior to commencing work. **APPROVED (DCEO)**
3. ODOT District 6 approval of this Traffic Memorandum as providing the requested documentation relative to trip generation associated with Phase 1 of the development and no further information is required at this time with the understanding the existing access connection onto US 36/SR 37 will be physically removed. Removing said access connection and proper restoration of the removal area will require a permit for the work located within the public right-of-way from ODOT District 6 prior to commencing said removal work. **This is an ODOT question.**

In closure, we appreciate your review and anticipated approval of this Traffic Memorandum and request for an additional full movement access drive as part of the proposed Phase 1 development. Please feel free to contact me should you have any questions or concerns.

Respectfully,



Eric R. Pfenning, PE, PS
Senior Traffic & Planning Engineer

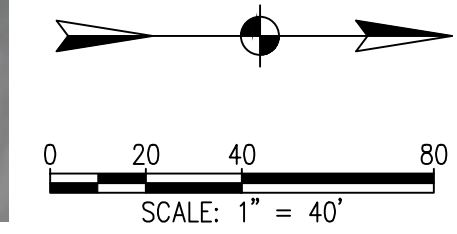


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LEGEND

- EX = EXISTING
- PR = PROPOSED
- PR SECURITY/SCREENING FENCE
- PR TUFFMAN / PHASE 1 PARCEL
- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- EX WATER LINE
- EX SAN LINE
- EX UNDERGROUND ELECTRIC
- EX TREE CANOPY LINE
- EX TREES



NO.	DATE	BY	DESCRIPTION	CONCEPT NOT FOR CONSTRUCTION			
1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.411.4222 FAX: 614.466.7340		PROJECT DATE: 05.11.2026		DRAWN BY: MMB CHECKED BY: RVT			
 TECHNICAL SKILL. CREATIVE SPIRIT.							
PREPARED FOR:		TUFFMAN EQUIPMENT & SUPPLY <small>3812 OLD RAILROAD RD SANDUSKY, OH 44870</small>					
PRELIMINARY DEVELOPMENT PLAN FOR		TUFFMAN EQUIPMENT <small>51 FOURWINDS DRIVE, SUNBURY OH 43074</small>					
CONCEPTUAL SITE PLAN							
X						X	

Land Use: 811

Construction Equipment Rental Store

Description

A construction equipment rental store is a business that specializes in the rental of construction equipment, tools, and supplies—including, but not limited to—electrical and industrial tools, pumps, lawn and garden equipment, paving and earthmoving equipment, and safety equipment.

Additional Data

An outside storage area is not included in the overall gross floor area measurements. However, if the storage area is located within the principal outside faces of the exterior walls, it is included in the overall gross floor area of the building.

The sites were surveyed in the 2000s in Florida.

Source Number

721

Construction Equipment Rental Store (811)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 3

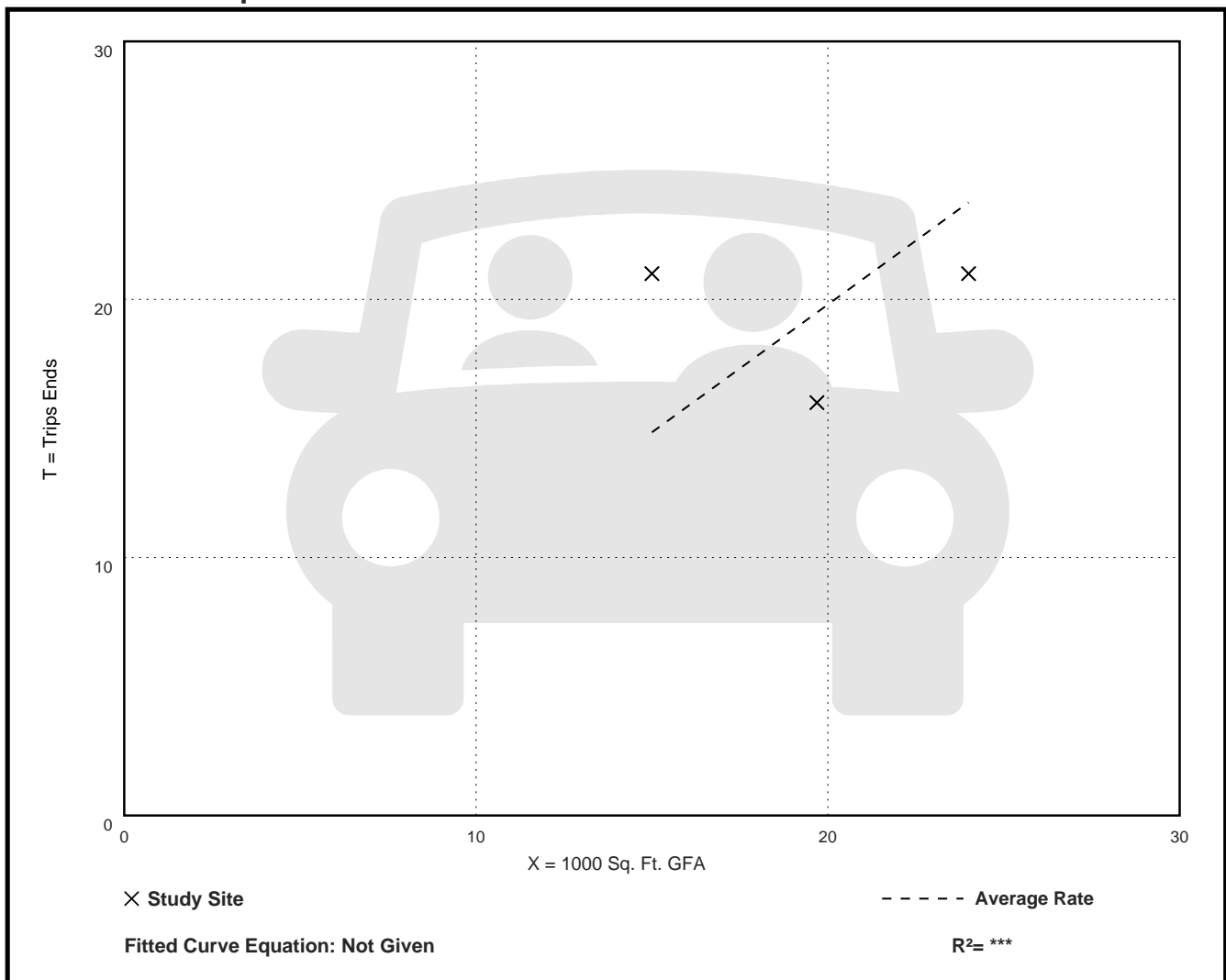
Avg. 1000 Sq. Ft. GFA: 20

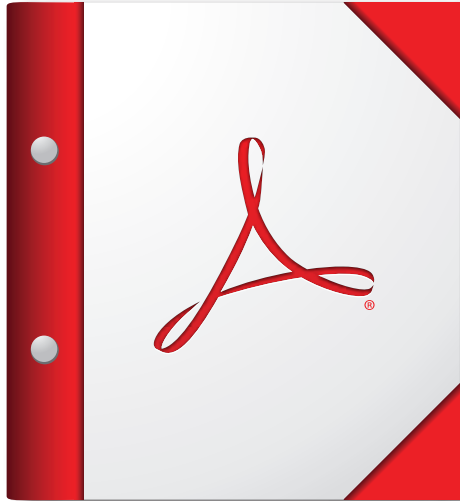
Directional Distribution: 28% entering, 72% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.99	0.81 - 1.40	0.30

Data Plot and Equation





**For the best experience, open this PDF portfolio in
Acrobat X or Adobe Reader X, or later.**

[Get Adobe Reader Now!](#)

From: [Cornell Robertson](#)
To: [Gregory Thomas](#)
Subject: Fw: Northgate Church Property Rezoning-Preliminary Development Application--Will Serve Letter
Date: Friday, May 15, 2026 7:28:16 AM
Attachments: [20260504 Tuffman Technical Memorandum Exhibit.pdf](#)
Importance: High

Greg,

Please see the email chain below. I received an Automatic Reply from Julie that's she's out of the office until 5/18/26, and I promptly followed up with Kirsten but have not heard back. We need to submit our application to Berkshire Township today, Friday, 5/15/26. We've received the letters from the Fire Chief and the EMS Chief, but we still need this one from the Sheriff. If you have time, could you make some calls to help move this along? I sure would appreciate your help!

Thank you,

Cornell Robertson, PE, PS
Associate / Central Ohio
Municipal Market Sector Leader
The Mannik & Smith Group, Inc. (MSG)
1160 Dublin Rd, Suite 100
Columbus, OH 43215
614-671-8371 (Cell)
crobertson@manniksmithgroup.com
www.MannikSmithGroup.com

From: Cornell Robertson <CRobertson@manniksmithgroup.com>
Sent: Monday, May 11, 2026 9:50:00 PM
To: Kimthurn@co.delaware.oh.us <Kimthurn@co.delaware.oh.us>
Cc: David Weade <dweade@berkshiretp.org>; Randy L. VanTilburg <RVanTilburg@manniksmithgroup.com>; Madeline Terrell <madeline.terrell@manniksmithgroup.com>
Subject: FW: Northgate Church Property Rezoning-Preliminary Development Application--Will Serve Letter

Kirsten,

Please see the email below and attachment. I received an Automatic Reply from Julie that she's currently out of the office until 5/18/26 and to contact you for urgent matters. Would you be willing to write and ask Sheriff Balzer to sign the subject Will Serve Letter? Please reply either way at your earliest convenience.

Thank you,

Cornell R. Robertson, PE, PS
Associate / Central Ohio
Municipal Market Sector Leader
The Mannik & Smith Group, Inc. (MSG)
1160 Dublin Rd, Suite 100
Columbus, OH 43215
614-671-8371 (Cell)
crobertson@manniksmithgroup.com
www.MannikSmithGroup.com



From: Cornell Robertson
Sent: Monday, May 11, 2026 9:42 PM
To: 'jmckenzie@co.delaware.oh.us' <jmckenzie@co.delaware.oh.us>; 'sheriffinfo@co.delaware.oh.us' <sheriffinfo@co.delaware.oh.us>
Cc: David Weade <dweade@berkshiretp.org>; Randy L. VanTilburg <RVanTilburg@manniksmithgroup.com>; Madeline Terrell <madeline.terrell@manniksmithgroup.com>; Gregory E. Thomas <gthomas@franklincountyengineer.org>
Subject: Northgate Church Property Rezoning-Preliminary Development Application--Will Serve Letter

Julie,

I got your contact information from Greg Thomas a former teammate of mine when I used to work for Franklin County. Please see the attachment for a development in Delaware County at the northwest corner of US-36/OH-37 & Fourwinds Dr intersection. We at The Mannik & Smith Group, Inc. (MSG) are helping the developer (Tuffman Equipment & Sales) and the property owner (Northgate Church) through the Berkshire Township rezoning process. A "Will Serve" letter from Delaware County Sheriff Jeffrey Balzer is required to be submitted with the application. Would you be willing to write and ask Sheriff Balzer to sign such a letter? Please reply either way at your earliest convenience.

Thank you for your service,

Cornell R. Robertson, PE, PS
Associate / Central Ohio
Municipal Market Sector Leader
The Mannik & Smith Group, Inc. (MSG)
1160 Dublin Rd, Suite 100

Columbus, OH 43215
614-671-8371 (Cell)
crobertson@manniksmithgroup.com
www.MannikSmithGroup.com



Paul Johnston

From: Paul Johnston
Sent: Thursday, May 14, 2026 4:16 PM
To: 'kthiel@co.delaware.oh.us'
Cc: Randy L. VanTilburg; Meg Bender
Subject: Tuffway - Berkshire TWP

Hi Kelly-

As discussed on the phone earlier, it would benefit our Preliminary Development Plan process to get a letter from you outlining the potential changes to sanitary billing that our client may experience based upon the adding and/or removal of sanitary fixtures at the facility.

Can you please also add to the letter some verbiage explaining that from a capacity standpoint, the size of the existing service to the building is expected to be sufficient unless, some currently unforeseen building addition or installation that requires significant additional sanitary service becomes proposed.

Thank you,

Paul Johnston, PE
Project Engineer

The Mannik & Smith Group, Inc.

614-441-4222 x1228 (O) | 614-769-3418 (C)

www.MannikSmithGroup.com



Paul Johnston

From: Paul Johnston
Sent: Thursday, May 14, 2026 2:18 PM
To: cvalenzuela@delco.com
Cc: Meg Bender; Randy L. VanTilburg
Subject: Tuffway Development in Berkshire TWP

Hi Chris-

Your name was provided as resource for engineering question at DelCo Water by Chad Green at the Delaware County Engineer's office. We're working on behalf of a client (Tuffway) who are interested in purchasing the Northgate Church Property on State Route 36/37 to convert it into a construction equipment rental facility. The client has indicated that they do not intend to modify the existing building footprint, but are planning an internal renovation. In somewhat vague terms, they have described some removal & addition of water fixtures in the building.

We are currently working on the Preliminary Development Plan submission in Berkshire TWP and need to be able to provide some information about if & how the existing water service to the building would need to be modified so we can speak about the "general provision, or plan, for the water service" once the new ownership and use are in-service.

As a the site civil design engineer, it makes sense to me that they'll need an MEP engineer to provide service sizing requirements for the renovated building and then those requirements are reviewed against what the existing service provides. Perhaps there is more to it than that though?

Am I on the right track? Are you able to provide information about the process of determining whether an existing water service is adequate for a new tenant?

Thank you,

Paul Johnston, PE
Project Engineer

The Mannik & Smith Group, Inc.

614-441-4222 x1228 (O) | 614-769-3418 (C)

www.MannikSmithGroup.com

