

Michael and Amanda Davell
3684 Walker Rd.
Hilliard, OH 43026
06/08/2026



To: Zoning Board/Planning Commission

Subject: Opposition to Rezoning from Rural District to Exceptional Use Classification

Dear Members of the Board,

I am writing to express my opposition to the proposed change of the property located at 3740 Walker Road from Rural zoning to an Exceptional Use classification.

As a neighboring resident, I believe this zoning change would negatively impact the surrounding community and undermine the purpose of the existing Rural zoning designation. Residents who purchased and invested in homes adjacent to this property did so with the reasonable expectation that the area would remain rural in character and that land uses would remain consistent with the established zoning regulations.

The proposed Exceptional Use designation raises several concerns:

1. Increased Traffic and Safety Concerns

Exceptional Use approvals often allow activities that generate substantially more vehicle traffic than traditional rural uses. Increased traffic on roads designed for lower-volume rural travel can create safety risks for residents, pedestrians, cyclists, children, and agricultural equipment.

2. Noise, Light, and General Disturbance

Uses permitted under an Exceptional Use classification may introduce additional noise, outdoor lighting, and activity levels that are inconsistent with the quiet residential and agricultural character of the area. These impacts can significantly reduce neighboring residents' quality of life.

3. Reduction in Property Values

The introduction of non-traditional rural uses adjacent to residential properties can negatively affect property values. Potential buyers are often less willing to purchase homes located near properties that may generate increased traffic, noise, commercial activity, or uncertainty regarding future development.

4. Loss of Rural Character

The Rural zoning designation exists to preserve open space, agricultural uses, low-density development, and the overall rural atmosphere of the community. Granting an Exceptional Use approval may establish a precedent that gradually erodes these characteristics and encourages further incompatible development.

5. Potential Future Expansion and Precedent Setting

Approving this request could create a precedent for similar zoning changes in the future. Once an exception is granted, it becomes increasingly difficult to deny comparable

requests, leading to incremental changes that may permanently alter the nature of the neighborhood.

6. Incompatibility with Adjacent Residential Uses

Land uses allowed through an Exceptional Use classification may not be compatible with nearby residences. The resulting impacts can create ongoing conflicts between neighboring property owners and diminish residents' peaceful enjoyment of their homes.

For these reasons, I respectfully request that the Board deny the application to change the property's zoning from Rural to Exceptional Use. Maintaining the current Rural zoning designation protects the expectations of existing residents, preserves the character of the community, and promotes orderly and consistent land-use planning.

Thank you for your consideration of my comments and for your service to our community.

Respectfully,

Michael and Amanda Davell

M.C. Davell
Amanda Davell



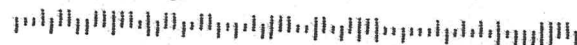


COLUMBUS OH 430
10 JUN 2026 PM 1 L



Attn: Case # ZON-26-06
Franklin County Economic Development
and Planning Department
150 S. Front St., FSL Suite 10
Columbus, OH 43215

43215-710610



Opposition to Case ZON-26-06 – 3740 Walker Road (Parcel 120-000043)

From Luke Rice <[REDACTED]>

Date Tue 6/16/2026 12:17 AM

To Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>; Franklin County Planning <planning@franklincountyohio.gov>; pete_marshall@browntwp.org <pete_marshall@browntwp.org>; joe_martin@browntwp.org <joe_martin@browntwp.org>; pam_sayre@browntwp.org <pam_sayre@browntwp.org>; becky_kent@browntwp.org <becky_kent@browntwp.org>

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Dear Members of the Franklin County Rural Zoning Commission,

I am writing to express my opposition to Case ZON-26-06 regarding the proposed exceptional use at 3740 Walker Road (Parcel 120-000043).

I am unable to attend the June 18, 2026, Rural Zoning Commission meeting at 1:30 PM, and I respectfully request that this correspondence be entered into the public record and provided to all members of the Commission for consideration during their review of this case.

My family and I live in close proximity to the proposed site and would be directly impacted by the increased traffic, noise, lighting, and event activity that could result from this development.

As a member of the City of Hilliard Housing Steering Committee and a professional in residential construction and development, I have spent considerable time evaluating land-use decisions, growth management strategies, infrastructure planning, and the long-term impacts development can have on surrounding communities. My concerns regarding this application are based entirely on land-use compatibility and the long-term vision for Brown Township.

The Brown Township Zoning Resolution places a strong emphasis on preserving rural character, agricultural land, open space, and low-density development patterns. Based on the submitted plans, I believe this proposal is inconsistent with those objectives. I am concerned that approving this application would be inconsistent with the rural preservation objectives that Brown Township has repeatedly communicated to residents through its planning and zoning efforts.

While the application is described as a Youth Sports and Development Center, the proposed development includes multiple athletic fields, a community hall, kitchen and restroom facilities, a playground, basketball court, volleyball court, parking areas, internal roadways, and supporting infrastructure. Taken together, these elements create a recreational and event-oriented campus of a scale that is not characteristic of the surrounding rural area.

My primary concerns are:

- Increased traffic on rural roads not designed for a destination-style recreational facility.

- Noise and activity generated by athletic events, tournaments, community gatherings, and associated uses located near existing homes.
- The compatibility of a recreational and event-oriented campus with the surrounding agricultural and residential character of the area.
- The potential for future expansion or intensification of use beyond what is currently proposed.
- The precedent that approval of this exceptional use may create for additional non-rural development in an area intended to preserve agricultural land and open space.

Additionally, I have not seen information demonstrating why this particular location is appropriate for a facility of this intensity. While youth sports and community programming may be beneficial, beneficial uses are not automatically appropriate in every location. Given the scale of the proposed development and its proximity to neighboring homes, I believe the burden should be on the applicant to clearly demonstrate compatibility with the surrounding area and Brown Township's long-standing rural character.

Before approving this request, I encourage the Commission to carefully evaluate expected attendance, traffic generation, parking demand, hours of operation, event frequency, lighting plans, noise mitigation measures, and any future expansion plans.

The question before the Commission is not whether youth sports are beneficial. The question is whether a 24-acre recreational and event campus with athletic fields, parking lots, a community hall, and supporting infrastructure is compatible with the rural residential and agricultural character of this area.

For these reasons, I respectfully request that the Commission deny the requested exceptional use approval.

Thank you for your time and consideration of this matter. While I cannot attend the hearing in person, I respectfully ask that my comments be considered as part of the official record when evaluating Case ZON-26-06.

Sincerely,

Lucas Rice
Brown Township Resident

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Case ZON-26-06

From Jessica Mott <[REDACTED]>

Date Thu 6/18/2026 10:19 PM

To Johnson, Kayla A. <KaylaJohnson@franklincountyohio.gov>; pete_marshall@browntwp.org <pete_marshall@browntwp.org>; joe_martin@browntwp.org <joe_martin@browntwp.org>; pam_sayre@browntwp.org <pam_sayre@browntwp.org>; becky_kent@browntwp.org <becky_kent@browntwp.org>; Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>; Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>

 2 attachments (13 MB)

Video.mov; COUNTYCONCERNSFLOODING.pdf;

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June 19, 2026

Dear Members of the Franklin County Rural Zoning Commission,

RE: Case ZON-26-06 – Proposed Exceptional Use at 3740 Walker Road
(Parcel 120-000043)

I am writing to formally oppose Case ZON-26-06 and respectfully request that this letter, along with all attachments and supporting documentation, be entered into the official public record and provided to each member of the Commission for consideration during its review of this application.

I am the owner of 3758 Walker Road, and my property shares a boundary with the proposed site. My family and I would be directly impacted by increased traffic, noise, lighting, event activity, and changes to stormwater drainage resulting from this development.

My opposition is based on land-use compatibility and the preservation of the rural residential and agricultural character that Brown Township has consistently sought to protect. While the application is presented as a Youth Sports and Development Center, the proposed use includes multiple athletic fields, a community hall, kitchen and restroom facilities, a playground, basketball court, volleyball court, parking areas, internal roadways, and supporting infrastructure. Taken together, this represents a 24-acre recreational and event-oriented campus that is fundamentally

inconsistent with the surrounding area and incompatible with the low-density rural character that neighboring property owners rely upon.

One of my most significant concerns is stormwater drainage and flooding. Approximately three years ago, I brought serious drainage concerns affecting this area to Franklin County's attention. I am attaching prior emails and correspondence documenting these concerns, along with photographs showing existing flooding conditions on and adjacent to my property. These are not speculative concerns—they are documented existing conditions.

As an adjoining property owner, I am deeply concerned that the addition of parking lots, roadways, athletic fields, and other impervious surfaces would alter drainage patterns, increase runoff, and worsen flooding conditions affecting neighboring properties. I respectfully request that the attached emails, correspondence, and photographs documenting these concerns be included in the official public record for Case ZON-26-06.

I am also concerned about the traffic impacts associated with a destination-style recreational facility of this scale. Walker Road and the surrounding rural road network were not designed to accommodate the increased traffic generated by athletic events, tournaments, buses, and large gatherings. Recently, traffic monitoring equipment was installed on a utility pole near the end of my driveway, indicating that traffic conditions in this area are being evaluated.

Additional concerns include:

- Increased noise and activity associated with athletic events, tournaments, and gatherings located in close proximity to existing homes.
- Outdoor lighting and its effect on neighboring properties and the rural nighttime environment.
- Increased parking demand and internal roadways inconsistent with the surrounding area.
- Emergency access and public safety concerns resulting from increased traffic volumes.
- The potential for future expansion or intensification beyond what is currently proposed.
- The precedent that approval of this exceptional use would create for additional non-rural development, gradually eroding the agricultural and open-space character Brown Township has long sought to preserve.

I have not seen information demonstrating why this location is appropriate for a development of this scale and intensity. The fact that youth sports are beneficial does not automatically make every location suitable for such a use. The burden should rest with the applicant to demonstrate compatibility with the surrounding area and establish that adjoining property owners will not be adversely affected.

Given the scale and intensity of the proposed use, I respectfully request that a comprehensive Traffic Impact Study and Stormwater Management Analysis be completed and made available for public review before any action is taken on Case ZON-26-06. Such studies should evaluate projected traffic volumes, peak event traffic, turning movements, roadway capacity, parking demand, pedestrian safety, emergency vehicle access, drainage patterns, runoff impacts, and the cumulative effects on neighboring properties and surrounding roadways.

I further request that the Commission make specific findings regarding traffic, stormwater management, drainage, noise, lighting, parking demand, emergency access, and compatibility with the Brown Township Zoning Resolution before considering this application.

The question before the Commission is not whether youth sports are beneficial. The question is whether a 24-acre recreational and event-oriented campus, complete with athletic fields, parking lots, a community hall, and supporting infrastructure, is compatible with the rural residential and agricultural character of this area.

In my opinion, it is not.

For these reasons, I respectfully request that the Franklin County Rural Zoning Commission deny the requested exceptional use approval in Case ZON-26-06. I further request that no action be taken on this application until comprehensive traffic and stormwater studies have been completed and made available for public review.

Thank you for your time and consideration. I respectfully request that this letter, together with all attached emails, photographs, and supporting documentation regarding prior drainage and flooding concerns, be entered into and preserved as part of the official public record.

Sincerely,

Jessica Mott
3758 Walker Road
Hilliard, Ohio

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Mott, Jessica

From: Jessica Mott [REDACTED]
Sent: Thursday, June 18, 2026 9:00 PM
To: Mott, Jessica
Subject: Fwd: 3758 Walker Rd
Attachments: Video_1.MOV

This Message Is From an External Sender

This email originated outside of PNC. Please exercise caution when clicking links, opening attachments or responding to this email.

-Jess

Begin forwarded message:

From: Jessica Mott [REDACTED]
Date: June 18, 2026 at 8:47:21 PM EDT
To: Jess Mott [REDACTED]
Subject: Fwd: 3758 Walker Rd

-Jess

Begin forwarded message:

From: Chad Kohn [REDACTED]
Date: March 3, 2023 at 3:33:44 PM EST
To: Don Murphy <dmurphy@franklincountyengineer.org>
Cc: Jessica Mott [REDACTED]
Subject: Re: 3758 Walker Rd

Hi Don -

See the video attached. Can we please get an update on the status of this project. As you can see from the video our electrical box is underwater. You can see the flow of water from the farmland in the back of the property flowing to the left side of the house out towards the street. The flow is coming to a halt on the left property line.

Also, I'm the picture attached, you can see the front of our property including the easement is completely drowning in water.

At this point, we would like to formally discuss other options.

Hopefully you understand our continued concern.



Sent from my iPhone

On Feb 20, 2023, at 9:10 AM, Jessica Mott
[REDACTED] wrote:

Can you please give us an update? It's been almost a year

-Jess

On May 9, 2022, at 8:51 AM, Jessica Mott

[REDACTED] wrote:

Isn't this increasing the peoples taxes (petition)? I don't think that's necessary if I am not mistaken. Per my previous phone conversations I was told this didn't seem necessary. The electric box being in sitting water is an immediate concern for our safety. I understand you have other projects and appreciate the urgency in making it a priority.

-Jess

On May 9, 2022, at 8:32 AM, Don
Murphy
<dmurphy@franklincountyengineer.org> wrote:

Good morning Jessica. We gave looked over the area and still have a good deal of investigation to do on the old tile that runs west. Though this project is important it will be prioritized accordingly. We have many projects ahead of this one that are working their way thru the design schedule. If you would like to discuss other options such as a ditch petition ORC 6131 we could discuss that, but it is a 2year+ process. This option may sound lengthy but it does have some upside. Like I said if you would like to talk about this please feel free to give me a call and we could discuss. Cell# [REDACTED]

Thanks

Sent from my Verizon, Samsung Galaxy
smartphone

Don Murphy
Drainage Technician

970 Dublin Road

Columbus, Ohio 43215

614-525-2787

dmurphy@franklincountyengineer.org

www.franklincountyengineer.org

[!\[\]\(a870788d6ed9b8fd294b7654a8c8526b_img.jpg\)](#)

[!\[\]\(de95854c7ee024cfadc48187bbb781b2_img.jpg\)](#) [!\[\]\(cef08d8c15d8a8acd5e25ab0d65432c3_img.jpg\)](#) [!\[\]\(c244836fd67166dc60ebf5279a0f8377_img.jpg\)](#)

----- Original message -----

From: Jessica Mott



Date: 5/6/22 8:45 AM (GMT-05:00)

To: Don Murphy

dmurphy@franklincountyengineer.org

Subject: Re: 3758 Walker Rd

Can you please update us as we have
seen no movement or anyone out?

-Jess Jess

> On May 5, 2022, at 8:59 AM, Jessica
Mott  wrote:

>

> Can you please update us as we have
seen no movement or anyone out?

>

> -Jess

>

>> On Mar 28, 2022, at 7:36 AM, Don
Murphy
dmurphy@franklincountyengineer.org
wrote:

>>

>> Good morning, Jessica. We are
currently having our survey department
collect elevations of the ditch line and
existing storm sewer lines and basins. We
will be doing an inspection of the main
drain line that runs under Walker Road
and heads west thru the farm field. Once
we complete our needed investigation,
we will determine our course of action. If
you need anything further or just need an
update, please feel free to contact me by
email or phone.

>>

>> Thanks

>>
>>
>>
>> Don Murphy
>> Drainage Technician
>>
Email: dmurphy@franklincountyengineer.org | Mob: [REDACTED]
>> http://
>>
>> | Columbus | 43215
>>
>> The information transmitted, including attachments, is intended only for the person(s) or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking of any action in reliance upon this information by person(s) or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and destroy any copies of this information.
>>
>> -----Original Message-----
>> From: James R. Ramsey, P.E.
>> <jramsey@franklincountyengineer.org>
>> Sent: Friday, March 18, 2022 3:43 PM
>> To: Don Murphy
>> <dmurphy@franklincountyengineer.org>
>> Subject: FW: 3758 Walker Rd
>>
>> Don,
>>
>> Please provide and update.
>>
>>
>>
>> James Ramsey
>> Riparian and Environmental Engineer
>>
Email: jramsey@franklincountyengineer.org | Mob: [REDACTED] http://
>>
>> | Columbus | 43215
>>
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>>

>> -----Original Message-----

>> From: Jessica Mott

[REDACTED]

>> Sent: Thursday, March 17, 2022 9:53 AM

>> To: James R. Ramsey, P.E.

<jramsey@franklincountyengineer.org>

>> Cc: ❤️ CHAD ❤️

[REDACTED]

>> Subject: Re: 3758 Walker Rd

>>

>> Hello,

>>

>> I had sent an email last week requesting if you (also your field manager) would be so kind to update me on the status of fixing our tile /ditch. I didn't hear back. Can you advise on that please? Thank you so much!

>>

>> -Jess

>>

>>>> On Feb 23, 2022, at 8:35 AM, Jessica Mott [REDACTED] wrote:

>>>

>>>

>>> <image0.jpeg>

>>>

>>>

>>> -Jess

>>>

>>>> On Feb 22, 2022, at 4:13 PM,

Jessica Mott [REDACTED]

wrote:

>>>>

>>>> Hello,

>>>>

>>>> My neighbor (Gary Dever) and I have tried to get the county to fix the tile in the ditch. It is making our AEP electric box float in a pond of water and has made it a safety immediate need concern. Can you please make this a priority ?

>>>> <image0.jpeg>

>>>> <image2.jpeg>

>>>>

>>>>

>>>> -Jess

>>

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Date: June 22nd, 2026

Regarding: Formal Objection to Proposed Zoning Shift to Exceptional Use (EU)

Property Location: 3740 Walker Road, Hilliard, OH (Parcel ID: 120-000043-00)

Applicant: Harisumiran of OH Inc / Yogi Divine Society of NJ Inc.

To: The Franklin County Board of Commissioners & The Franklin County Zoning Board

Dear Commissioners and Board Members,

We are writing to submit a formal objection to the proposed zoning amendment seeking to transition Parcel ID 120-000043-00 on Walker Road from Rural to Exceptional Use (EU) for the development of a regional sports and worship complex. As the immediate neighbors whose property directly borders **both** the newly proposed development and the adjacent ISKCON temple parcel, our family stands uniquely and acutely impacted by this decision.

While the County Planning Commission has offered an advisory recommendation for approval, we urge the Board of Commissioners to deny this request based on critical infrastructure deficiencies, environmental degradation risks within the watershed, and severe safety and economic threats to established local agricultural businesses.

We request that this letter and all attachments be entered into the official public record and distributed to the board members:

1. Severe Safety Hazards on a 55 MPH Rural Corridor

Walker Road is a two-lane rural thoroughfare with a 55 mph speed limit, characterized by open ditches and a layout completely unsuited for institutional traffic spikes. We do not have to guess at the traffic impact; we are living it. Since the adjacent ISKCON temple was approved, we routinely witness numerous cars missing the entrance and attempting dangerous three-point turnarounds directly in the middle of this 55 mph roadway. This frequently forces fast-moving traffic to come to a dead stop and has nearly caused multiple severe accidents. We already place heavy restrictions on our children playing in front of our house which sits 250 feet off the road during ISKCON events due to the risks. Doubling down by introducing an intensive regional sports complex onto this exact stretch of road is a recipe for a fatal collision. Please see attached video.

2. Immediate Negative Economic Impact to an Established Agricultural Business

Our property operates a working Christmas tree farm with approximately 8,000 trees managed on a rigorous multi-year cultivation and harvest cycle. Our inventory is specifically maturing and slated to fully open to the public in two years. Before investing heavily in our property, we thoroughly reviewed the Brown Township Comprehensive Plan to ensure our business aligned with the township's long term vision.

Critical Drainage and Runoff Issues: Brown Township is known for complex drainage challenges. We are already actively working to mitigate runoff from the neighboring temple's septic system, which drains into the wettest portion of their land which borders ours. Canaan Fir roots are highly sensitive to standing water. Adding a massive sports complex with significant impervious surfaces (parking lots, fields) will cause catastrophic runoff onto our farm, potentially destroying years of agriculture investment.

Preservation of Rural Character: Our future business relies entirely on the agri-tourism experience. Customers will visit our farm for its rural character, peace, and open space. Introducing a high-density, high-traffic sports complex directly contradicts the Comprehensive Plan's mandate to preserve the township's agricultural identity.

This project poses an immediate, significant threat to our agricultural investment and the established character of our community.

3. Severe Drainage Risks to the Big Darby Watershed

The applicant's proposal requires clearing, grading, and creating massive impervious surfaces for parking and sports fields. Computerized runoff models provided by paid consultants do not match the real-world drainage limits of this acreage. Because our property borders this site, any unmitigated stormwater runoff will directly flood our agricultural land, saturate the soil, and suffocate our tree roots. The county has an obligation to protect existing property owners from the downstream drainage failures of new developments.

4. Elimination of Rural Safety and Proven Noise Disruptions

The assertion that these institutional footprints can seamlessly coexist with rural zoning has already been proven false. The existing temple operations next door have generated persistent noise disruptions, resulting in numerous noise complaints filed by neighbors with the Franklin County Sheriff's Office over the past 5 years. This has already fundamentally fractured the peace, quiet enjoyment, and rural zoning integrity of our neighborhood. As parents of three small children, adding a secondary, high-density outdoor sports complex with tournament crowds right against our shared property line presents an unacceptable security risk, permanently destroying what is left of our privacy and rural safety.

5. Historical Real Estate Track Record of the Applicant

Zoning decisions must account for the long-term viability and physical management of a proposed land use. Public records from the Delaware County Auditor show that the applicant (operating as Yogi Divine Society of NJ Inc) previously purchased a multi-acre complex at 470 S. Sandusky St. in Delaware, Ohio, in 2003 for \$1,350,000. Following an inability to maintain or sustain the site for their intended institutional footprint, the structural facilities fell into such severe disrepair that they were officially condemned, ultimately forcing city officials to expend \$124,000 in public funds to demolish the hazardous structures. The applicant's operational history demonstrates a clear failure to maintain high-impact structural footprints, resulting in localized blight and an extreme financial burden on local government. Attempting to replicate this intensive footprint on an undeveloped, rural Walker Road site poses an unacceptably high risk of structural abandonment and uncompleted development—directly mirroring the exact structural failures and public liability that burdened Delaware County.

Respectfully submitted,

Jamie M. Jury & Christopher Jury

Walker Road Landowners

The Columbus Dispatch

NEWS

Jenkins' 'miracle' mansion sees bleak demise

Laura Arenschiold, The Columbus Dispatch

Updated May 17, 2014, 2:51 p.m. ET

DELAWARE, Ohio — The mansion where televangelist and self-proclaimed faith healer Leroy Jenkins spent years performing before thousands of followers was reduced to rubble this week.

The house at 470 S. Sandusky St. fell into disrepair after Jenkins' ministry, the Leroy Jenkins Evangelical Association, sold it to an Indian charity in 2003.

The well that produced his infamous “miracle healing water” had long-since dried up and, according to a city inspections report, the ceiling over the auditorium where he preached was caving in.

It was an unceremonious ending for the central Ohio chapter of Jenkins' ministry.

Jenkins sold the property, which included the mansion, another two-story house and about 7 acres of land, to the Yogi Divine Society of New Jersey in 2003. Yogi Divine paid about \$1.3 million for the property.

Tushar Shelat, manager of Yogi Divine in central Ohio, said Yogi Divine held spiritual services and led seminars in the mansion from the time it bought it until April, when the city of Delaware condemned it.

Shelat said the mansion was safe. Yogi Divine, he said, tried to fix up the mansion but couldn't keep up with the repairs.

“It was a very old building and Mr. Jenkins, he did not follow all the city codes,” Shelat said.

City inspectors cited problems with the mansion’s heating system, water pipes and electrical wiring, and said the ceilings were falling in and wild animals were living inside the building. According to a letter from the city to Yogi Divine detailing those issues, the mansion and house had been divided into bedrooms without following a building plan or adhering to city code.

“The structures have basically been converted to a hotel/motel,” the letter reads.

City officials paid about \$124,000 for the building to be razed, using grant money from Moving Ohio Forward, a state program that sends money to counties to help them remove blighted buildings.

Delaware city spokesman Lee Yoakum said Yogi Divine still will own the property after demolition is complete.

“But they will have a property that is more marketable if they decide to try and put it up for sale,” Yoakum said.

The two-story house behind the mansion will remain, for now, Yoakum said.

After selling the Delaware compound, Jenkins relocated his headquarters to Scottsdale, Ariz., where he owns an office building and maintains a small church in one office. He still appears on television and travels around the country, though the most recent appearances, listed as “crusades” on his website, were canceled because of health issues.

Jenkins’ miracle water was the subject of a state Department of Agriculture investigation in 2002 and 2003 that found coliform bacteria inside bottles of the water for sale at the Delaware complex. He served six years after a 1979 conviction for conspiracy to commit arson and assault, but was later pardoned. His 2001

marriage to a wealthy widow 12 years his senior was annulled after a judge ruled that the woman wasn't capable of agreeing to the union.

Jenkins, now 77, had trouble talking when reached by phone this week, but said his water was safe and that the charges brought against him were drummed up because of his political ambitions. His secretary emailed copies of reports showing that the water was not contaminated.

Jenkins said he thought the mansion should be destroyed if it was in disrepair.

His secretary, Mary Allen, said that he loved the property in Delaware.

"I think he felt if it wasn't being kept up, it should be taken down," she said. "He loved that church."

larenschield@dispatch.com

@larenschield

Public Comment / Formal Objection: 3740 Walker Road Zoning Application

From Jamie Jury [REDACTED] >

Date Mon 6/22/2026 10:03 AM

To Johnson, Kayla A. <KaylaJohnson@franklincountyohio.gov>

Cc Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>; joe_martin@browntwp.org <joe_martin@browntwp.org>; Franklin County Planning <planning@franklincountyohio.gov>; pete_marshall@browntwp.org <pete_marshall@browntwp.org>; pam_sayre@browntwp.org <pam_sayre@browntwp.org>; becky_kent@browntwp.org <becky_kent@browntwp.org>

 3 attachments (19 MB)

Formal Zoning Objection Letter - 3740 Walker Road Development.pdf; Yogi Divine_Delaware Property.pdf; Walker Rd Traffic.MOV;

You don't often get email from [REDACTED] [Learn why this is important](#)

Hello Ms. Johnson,

I hope this email finds you well.

Please find attached our formal objection letter regarding the proposed development at **3740 Walker Road, Hilliard, Ohio**. We respectfully request that this letter, along with all accompanying exhibits and attachments, be officially entered into the public record and distributed to all members of the zoning board prior to the upcoming hearing.

Thank you for your assistance in ensuring these materials are properly submitted. Please let us know if you require any additional information or have trouble opening any of the attachments.

Best regards,

Jamie and Chris Jury

3662 Walker Rd. Hilliard, Ohio 43026

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Opposition to Case ZON-26-06: Public Comment

Date: June 23rd, 2026

Dear Members of the Franklin County Rural Zoning Commission,

I am writing to express my formal opposition to Case ZON-26-06 regarding the proposed exceptional use at 3740 Walker Road (Parcel 120-000043). I respectfully request that this correspondence be entered into the public record and provided to all members of the Commission for consideration during their review of this case. As a resident of Brown Township, my family and I would be directly impacted by the increased traffic, noise, lighting, and environmental disruptions resulting from this high-density development.

My concerns regarding this application are rooted in land-use compatibility, environmental preservation, and the long-term vision established for Brown Township. The Brown Township Comprehensive Plan places a strict emphasis on preserving rural character, agricultural land, open space, and low-density development patterns. The proposed 24-acre recreational and event campus—which includes multiple athletic fields, a community hall, kitchen/restroom facilities, playgrounds, sports courts, expansive parking areas, and internal roadways—is a commercial-scale facility that is fundamentally uncharacteristic of our rural community.

Specifically, I encourage the Commission to deny this request based on the following critical impacts:

1. Environmental Protection and the Big Darby Accord

The proposed site falls within sensitive boundaries requiring strict adherence to the Big Darby Accord. The Accord mandates rigorous protections for the Big Darby Creek watershed, emphasizing low-impact development and the preservation of natural hydrology. Furthermore, within the next couple of months, the Ohio Department of Natural Resources (ODNR) will be updating and finalizing their data and sharing their recommendations based on the most current information available for the health of the Big Darby Accord. Reviewing or approving a high-intensity development prior to the release of these critical scientific updates is premature. Introducing a major recreational campus with extensive impervious surfaces (such as parking lots and permanent structures) directly contradicts the conservation mandates of the Big Darby Accord and threatens the ecological balance of this protected corridor.

2. Drainage and Runoff Risks

The introduction of substantial hardscaping, internal roadways, and parking facilities will significantly alter the local topography and drainage patterns. Increased stormwater runoff poses a severe threat to neighboring agricultural properties and residential lots, which rely on delicate local drainage systems. The applicant has not demonstrated how a development of this magnitude can mitigate localized flooding and safely manage drainage without harming adjacent lands.

3. Traffic Congestion and Road Safety

Our local rural roads are fundamentally not engineered, graded, or scaled to handle the high volume of destination-style traffic generated by regional athletic tournaments, weekend events, and daily community gatherings. The influx of vehicles poses significant safety risks for local motorists, pedestrians, and agricultural machinery, while accelerating the deterioration of township infrastructure.

4. Conflict with Township Vision and Existing Youth Facilities

The proposed use is entirely out of alignment with Brown Township's long-standing rural preservation objectives. Our community is already uniquely well-served by youth and athletic facilities, currently hosting three—and soon to be four—local schools that specialize in and provide state-of-the-art infrastructure for youth sports. Carving out exceptional commercial use zoning for a redundant, destination-style sports complex undermines the township's established planning goals without fulfilling an unmet community need.

5. Adverse Precedent for Zoning Changes

Approving an Exceptional Use designation for a project of this intensity sets a dangerous precedent for future non-rural development in Brown Township. Granting this variance weakens the integrity of our zoning resolutions and opens the door for further commercial encroachment into areas strictly intended to preserve open space and agricultural land.

Beneficial uses are not automatically appropriate in every location. Given the intense scale of the proposed development and its immediate proximity to rural homes, the burden must remain on the applicant to clearly demonstrate compatibility—which this proposal fails to do. For these reasons, I respectfully request that the Commission deny the requested exceptional use approval.

Thank you for your time and dedicated consideration of this community matter.

Sincerely,
Naomi Tucker
3634 Walker Road
Brown Township Resident

Opposition to Case ZON-26-06: Public Comment

Date: June 22nd, 2026

Dear Members of the Franklin County Rural Zoning Commission,

I am writing to express my formal opposition to Case ZON-26-06 regarding the proposed exceptional use at 3740 Walker Road (Parcel 120-000043). I respectfully request that this correspondence be entered into the public record and provided to all members of the Commission for consideration during their review of this case. As a resident of Brown Township, my family and I would be directly impacted by the increased traffic, noise, lighting, and environmental disruptions resulting from this high-density development.

My concerns regarding this application are rooted in land-use compatibility, environmental preservation, and the long-term vision established for Brown Township. The Brown Township Comprehensive Plan places a strict emphasis on preserving rural character, agricultural land, open space, and low-density development patterns. The proposed 24-acre recreational and event campus—which includes multiple athletic fields, a community hall, kitchen/restroom facilities, playgrounds, sports courts, expansive parking areas, and internal roadways—is a commercial-scale facility that is fundamentally uncharacteristic of our rural community.

Specifically, I encourage the Commission to deny this request based on the following critical impacts:

1. Environmental Protection and the Big Darby Accord

The proposed site falls within sensitive boundaries requiring strict adherence to the Big Darby Accord. The Accord mandates rigorous protections for the Big Darby Creek watershed, emphasizing low-impact development and the preservation of natural hydrology. Furthermore, within the next couple of months, the Ohio Department of Natural Resources (ODNR) will be updating and finalizing their data from the OPS study and sharing their recommendations based on the most current information available for the health of the Big Darby Accord. Reviewing or approving a high-intensity development prior to the release of these critical scientific updates is premature. Introducing a major recreational campus with extensive impervious surfaces (such as parking lots and permanent structures) directly contradicts the conservation mandates of the Big Darby Accord and threatens the ecological balance of this protected corridor.

2. Drainage and Runoff Risks

The introduction of substantial hardscaping, internal roadways, and parking facilities will significantly alter the local topography and drainage patterns. Increased stormwater runoff poses a severe threat to neighboring agricultural properties and residential lots, which rely on delicate local drainage systems. The applicant has not demonstrated how a development of this magnitude can mitigate localized flooding and safely manage drainage without harming

adjacent lands.

3. Traffic Congestion and Road Safety

Our local rural roads are fundamentally not engineered, graded, or scaled to handle the high volume of destination-style traffic generated by regional athletic tournaments, weekend events, and daily community gatherings. The influx of vehicles poses significant safety risks for local motorists, pedestrians, and agricultural machinery, while accelerating the deterioration of township infrastructure.

4. Conflict with Township Vision and Existing Youth Facilities

The proposed use is entirely out of alignment with Brown Township's long-standing rural preservation objectives. Our community is already uniquely well-served by youth and athletic facilities, currently hosting three—and soon to be four—local schools that specialize in and provide state-of-the-art infrastructure for youth sports. Carving out exceptional commercial use zoning for a redundant, destination-style sports complex undermines the township's established planning goals without fulfilling an unmet community need.

5. Adverse Precedent for Zoning Changes

Approving an Exceptional Use designation for a project of this intensity sets a dangerous precedent for future non-rural development in Brown Township. Granting this variance weakens the integrity of our zoning resolutions and opens the door for further commercial encroachment into areas strictly intended to preserve open space and agricultural land.

Beneficial uses are not automatically appropriate in every location. Given the intense scale of the proposed development and its immediate proximity to rural homes, the burden must remain on the applicant to clearly demonstrate compatibility—which this proposal fails to do. For these reasons, I respectfully request that the Commission deny the requested exceptional use approval.

Thank you for your time and dedicated consideration of this community matter.

Sincerely,
Jacob Hinton
8330 Roberts Rd
Hilliard, Ohio 43026
Brown Township Resident

Opposition to Case ZON-26-06: Public Comment

From DGerber <[REDACTED]>

Date Thu 6/25/2026 10:32 AM

To Johnson, Kayla A. <KaylaJohnson@franklincountyohio.gov>; Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>; pete_marshall@browntwp.org <pete_marshall@browntwp.org>; joe_martin <joe_martin@browntwp.org>; pam_sayre@browntwp.org <pam_sayre@browntwp.org>; becky_kent@browntwp.org <becky_kent@browntwp.org>

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Members of the Franklin County Rural Zoning Commission,

I am writing to express my formal opposition to Case ZON-26-06 regarding the proposed exceptional use at 3740 Walker Road (Parcel 120-000043). I respectfully request that this correspondence be presented to the members of the Commission for consideration during their review of this case. As a resident of Brown Township, my family and I would be directly impacted by the increased traffic, noise, and density development.

My concerns regarding this application are rooted in land-use compatibility, environmental preservation, and the long-term vision established for Brown Township. The Brown Township Character, agricultural land, open space, and low-density development patterns. The proposed 24-acre recreational and event campus—which includes multiple athletic fields, a community hall, expansive parking areas, and internal roadways—is a commercial-scale facility that is fundamentally uncharacteristic of our rural community.

Specifically, I encourage the Commission to deny this request based on the following critical impacts:

1. Environmental Protection and the Big Darby Accord

The proposed site falls within sensitive boundaries requiring strict adherence to the Big Darby Accord. The Accord mandates rigorous protections for the Big Darby Creek watershed, emphasizing water quality, hydrology. Furthermore, within the next couple of months, the Ohio Department of Natural Resources (ODNR) will be updating and finalizing their data from the OPS study and sharing the findings for the health of the Big Darby Accord. Reviewing or approving a high-intensity development prior to the release of these critical scientific updates is premature. Introducing a major recreational facility (including lots and permanent structures) directly contradicts the conservation mandates of the Big Darby Accord and threatens the ecological balance of this protected corridor.

2. Drainage and Runoff Risks

The introduction of substantial hardscaping, internal roadways, and parking facilities will significantly alter the local topography and drainage patterns. Increased stormwater runoff poses a serious risk to the wetlands and wetlands, which rely on delicate local drainage systems. The applicant has not demonstrated how a development of this magnitude can mitigate localized flooding and safely manage drainage with the surrounding landscape.

3. Traffic Congestion and Road Safety

Our local rural roads are fundamentally not engineered, graded, or scaled to handle the high volume of destination-style traffic generated by regional athletic tournaments, weekend events, and other high-volume traffic. This creates significant safety risks for local motorists, pedestrians, and agricultural machinery, while accelerating the deterioration of township infrastructure.

4. Conflict with Township Vision and Existing Youth Facilities

The proposed use is entirely out of alignment with Brown Township's long-standing rural preservation objectives. Our community is already uniquely well-served by youth and athletic facilities that specialize in and provide state-of-the-art infrastructure for youth sports. Carving out exceptional commercial use zoning for a redundant, destination-style sports complex undermines the community's rural character and the need for open space.

5. Adverse Precedent for Zoning Changes

Approving an Exceptional Use designation for a project of this intensity sets a dangerous precedent for future non-rural development in Brown Township. Granting this variance weakens the integrity of the zoning ordinance and encourages commercial encroachment into areas strictly intended to preserve open space and agricultural land.

Beneficial uses are not automatically appropriate in every location. Given the intense scale of the proposed development and its immediate proximity to rural homes, the burden must remain on the applicant to demonstrate that the proposal fails to do. For these reasons, I respectfully request that the Commission deny the requested exceptional use approval.

Thank you for your time and dedicated consideration of this community matter.

Sincerely,

Doug Gerber

3119 Walker Rd

Hilliard Ohio 43026

Brown township resident

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Opposition to Case ZON-26-06: Public Comment

From Kelly Young <[REDACTED]>

Date Thu 6/25/2026 12:25 PM

To Johnson, Kayla A. <KaylaJohnson@franklincountyohio.gov>

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Opposition to Case ZON-26-06: Public Comment

June 25th, 2026

Dear Franklin County Rural Zoning Commission Members,

Please accept this letter as my formal objection to Case ZON-26-06, concerning the exceptional use request at 3740 Walker Road (Parcel 120-000043). I ask that this letter be made part of the official public record and shared with all Commission members prior to their decision. My family and I live in Brown Township (8411 Roberts Rd.) and stand to be directly affected by the traffic increases, noise, light pollution, and environmental strain that would accompany a development of this scale.

My objections center on land-use compatibility, environmental stewardship, and the planning priorities Brown Township has worked to establish. The Township's Comprehensive Plan is clear in its commitment to rural character, farmland preservation, open space, and low-density growth. A 24-acre campus featuring athletic fields, a community hall, food service and restroom facilities,

playgrounds, courts, large parking areas, and internal roads is a commercial-grade operation that simply does not belong in this setting.

I urge the Commission to deny this application for the following reasons:

1. Big Darby Accord and Environmental Sensitivity

This parcel sits within boundaries governed by the Big Darby Accord, which calls for low-impact development and careful protection of the Big Darby Creek watershed's natural hydrology. It's also worth noting that the Ohio Department of Natural Resources expects to release updated findings from their OPS study within the coming months. Approving an intensive development before those scientific recommendations are available would be shortsighted. Large areas of impervious surface — parking lots, structures, roads — run directly counter to the Accord's conservation requirements and threaten a protected ecological corridor.

2. Stormwater and Drainage Concerns

Significant hardscaping and new roadways will disrupt existing drainage patterns across the site. The resulting stormwater runoff could cause serious problems for neighboring farms and residential properties that depend on stable local drainage. The applicant has not presented an adequate plan for managing this impact without pushing the consequences onto adjacent landowners. We already suffer from significant drainage difficulties in the Township.

3. Road Safety and Traffic Burden

The rural roads near this site were not built to accommodate the kind of traffic a regional sports and event destination would generate. Tournaments, weekend gatherings, and daily programming would introduce a steady stream of vehicles onto roads that aren't graded or engineered for that volume — creating safety hazards for residents, farm equipment operators, and pedestrians alike, while hastening road deterioration. There is already strain on this roadway due to the Bradley HS, Memorial Middle, and the new temple that is not yet open but direct neighbors to this land parcel.

4. Redundancy and Misalignment with Community Planning

This proposal conflicts with Brown Township's longstanding rural preservation goals. The area is already well-equipped for youth athletics — three local schools currently provide dedicated sports facilities, with a fourth on the way.

Approving a commercial-scale sports complex on top of existing infrastructure doesn't address a genuine community gap; it simply overrides the Township's planning vision in favor of a redundant use.

5. Precedent for Future Encroachment

Granting an Exceptional Use designation here signals to future applicants that high-intensity, non-rural development is achievable in Brown Township. That precedent weakens the zoning framework designed to protect open land and agricultural areas from commercial creep — and the damage, once done, is difficult to reverse.

A use being generally beneficial doesn't make it appropriate everywhere. The burden falls on this applicant to

demonstrate that the proposed development is compatible with its rural surroundings — a case that has not been made. I respectfully ask the Commission to deny this exceptional use request. Please add this letter to the permanent case file.

Thank you for your service to this community and for giving this matter your careful attention.

Sincerely,
Kelly Young
8411 Roberts Rd, Hilliard
Brown Township Resident

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This email originated from an email address that is outside of the county network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fitzpatrick, Raimere S

From: Shannon Marshall [REDACTED]
Sent: Sunday, June 28, 2026 7:35 PM
To: Johnson, Kayla A.; Fitzpatrick, Raimere S; pete_marshall@browntwp.org;
joe_martin@browntwp.org; pam_sayre@browntwp.org; becky_kent@browntwp.org
Subject: Opposition to Case ZON-26-06: Public Comment

Some people who received this message don't often get email from [REDACTED]

[Learn why this is important](#)

We ask that our letter be added to the permanent case file and distributed to the board members.

Opposition to Case ZON-26-06: Public Comment

June 28th, 2026

Dear Members of the Franklin County Rural Zoning Commission,

We are writing to express our formal opposition to Case ZON-26-06 regarding the proposed exceptional use at 3740 Walker Road (Parcel [120-000043](#)). We respectfully request that this correspondence be entered into the public record and provided to all members of the Commission for consideration during their review of this case. As a resident of Brown Township, our family would be directly impacted by the increased traffic, noise, lighting, and environmental disruptions resulting from this high-density development.

Our concerns regarding this application are rooted in land-use compatibility, environmental preservation, and the long-term vision established for Brown Township. The Brown Township Comprehensive Plan places a strict emphasis on preserving rural character, agricultural land, open space, and low-density development patterns. The proposed 24-acre recreational and event campus—which includes multiple athletic fields, a community hall, kitchen/restroom facilities, playgrounds, sports courts, expansive parking areas, and internal roadways—is a commercial-scale facility that is fundamentally uncharacteristic of our rural community.

Please take time to read this article about a property the same people requesting this zoning change allowed to deteriorate and thus need demolished at the cost of others:



Jenkins' 'miracle' mansion sees bleak demise
dispatch.com

Specifically, we encourage the Commission to deny this request based on the following critical impacts:

1. Environmental Protection and the Big Darby Accord

The proposed site falls within sensitive boundaries requiring strict adherence to the Big Darby Accord. The Accord mandates rigorous protections for the Big Darby Creek watershed, emphasizing low-impact development and the preservation of natural hydrology. Furthermore, within the next couple of months, the Ohio Department of Natural Resources (ODNR) will be updating and finalizing their data from the OPS study and sharing their recommendations based on the most current information available for the health of the Big Darby Accord. Reviewing or approving a high-intensity development prior to the release of these critical scientific updates is premature. Introducing a major recreational campus with extensive impervious surfaces (such as parking lots and permanent structures) directly contradicts the conservation mandates of the Big Darby Accord and threatens the ecological balance of this protected corridor.

2. Drainage and Runoff Risks

The introduction of substantial hardscaping, internal roadways, and parking facilities will significantly alter the local topography and drainage patterns. Increased stormwater runoff poses a severe threat to neighboring agricultural properties and residential lots, which rely on delicate local drainage systems. The applicant has not demonstrated how a development of this magnitude can mitigate localized flooding and safely manage drainage without harming adjacent lands.

3. Traffic Congestion and Road Safety

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4. Conflict with Township Vision and Existing Youth Facilities

The proposed use is entirely out of alignment with Brown Township's long-standing rural preservation objectives. Our community is already uniquely well-served by youth and athletic facilities, currently hosting three—and soon to be four—local schools that specialize in and provide state-of-the-art infrastructure for youth sports. Carving out exceptional commercial use zoning for a redundant, destination-style sports complex undermines the township's established planning goals without fulfilling an unmet community need.

5. Adverse Precedent for Zoning Changes

Approving an Exceptional Use designation for a project of this intensity sets a dangerous precedent for future non-rural development in Brown Township. Granting this variance weakens the integrity of our zoning resolutions and opens the door for further commercial encroachment into areas strictly intended to preserve open space and agricultural land.

Beneficial uses are not automatically appropriate in every location. Given the intense scale of the proposed development and its immediate proximity to rural homes, the burden must remain on the applicant to clearly demonstrate compatibility—which this proposal fails to do. For these reasons, we respectfully request that the Commission deny the requested exceptional use approval.

Thank you for your time and dedicated consideration of this community matter.
Sincerely,

Shannon and Matt Marshall

8797 Carter Rd
Hilliard, OH 43026

Proud Brown Township Resident

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Fitzpatrick, Raimere S

From: Alexa Valentino [REDACTED]
Sent: Thursday, June 25, 2026 9:12 PM
To: Johnson, Kayla A.; Fitzpatrick, Raimere S
Cc: pete_marshall@browntwp.org; joe_martin@browntwp.org; pam_sayre@browntwp.org; becky_kent@browntwp.org
Subject: Opposition to Case ZON-26-06: Public Comment

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Members of the Franklin County Rural Zoning Commission,

I am writing to express my formal opposition to Case ZON-26-06 regarding the proposed exceptional use at 3740 Walker Road (Parcel 120-000043). I respectfully request that this correspondence be entered into the public record and provided to all members of the Commission for consideration during their review of this case. As a resident of Brown Township, my family and I would be directly impacted by the increased traffic, noise, lighting, and environmental disruptions resulting from this high-density development.

My concerns regarding this application are rooted in land-use compatibility, environmental preservation, and the long-term vision established for Brown Township. The Brown Township 2024 Comprehensive Plan Update (which can be found here: <https://verdantasplanning.com/browntwp/>) places a strict emphasis on preserving rural character, agricultural land, open space, and low-density development patterns. The proposed 24-acre recreational and event campus—which includes multiple athletic fields, a community hall, kitchen/restroom facilities, playgrounds, sports courts, expansive parking areas, and internal roadways—is a commercial-scale facility that is fundamentally uncharacteristic of our rural community.

Specifically, I encourage the Commission to deny this request based on the following critical impacts:

1. Environmental Protection and the Big Darby Accord

The proposed site falls within sensitive boundaries requiring strict adherence to the Big Darby Accord. The Accord mandates rigorous protections for the Big Darby Creek watershed, emphasizing low-impact development and the preservation of natural hydrology. Furthermore, within the next couple of months, the Ohio Department of Natural Resources (ODNR) will be updating and finalizing their data from the OPS study and sharing their recommendations based on the most current information available for the health of the Big Darby Accord. Reviewing or approving a high-intensity development prior to the release of these critical scientific updates is premature. Introducing a major recreational campus with extensive impervious surfaces (such as parking lots and permanent structures) directly contradicts the conservation mandates of the Big Darby Accord and threatens the ecological balance of this protected corridor.

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The introduction of substantial hardscaping, internal roadways, and parking facilities will significantly alter the local topography and drainage patterns. Increased stormwater runoff poses a severe threat to neighboring agricultural properties and residential

lots, which rely on delicate local drainage systems. The applicant has not demonstrated how a development of this magnitude can mitigate localized flooding and safely manage drainage without harming adjacent lands.

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Our community is already uniquely well-served by youth and athletic facilities, currently hosting three—and soon to be four—local schools

that specialize in and provide state-of-the-art infrastructure for youth sports. Carving out exceptional commercial use zoning for a redundant, destination-style sports complex undermines the township's established planning goals without fulfilling an unmet

community need.

5. Adverse Precedent for Zoning Changes

Approving an Exceptional Use designation for a project of this intensity sets a dangerous precedent for future non-rural development in Brown Township. Granting this variance weakens the integrity of our zoning resolutions and opens the door for further

commercial encroachment into areas strictly intended to preserve open space and agricultural land.

Beneficial uses are not automatically appropriate in every location. Given the intense scale of the proposed development and its immediate proximity to rural homes, the burden must remain on the applicant to clearly demonstrate compatibility—which this

proposal fails to do. For these reasons, I respectfully request that the Commission deny the requested exceptional use approval.

Thank you for your time and dedicated consideration of this community matter.

Sincerely,

Alexa and Giovanni Valentino

3099 Walker Rd

Brown Township Resident

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Fitzpatrick, Raimere S

From: Jan Scipio <[REDACTED]>
Sent: Monday, June 29, 2026 3:07 PM
To: Johnson, Kayla A.; Fitzpatrick, Raimere S; pete_marshall@browntwp.org;
joe_martin@browntwp.org; pam_sayre@browntwp.org; becky_kent@browntwp.org
Subject: Opposition to Case ZONE-26-06: Public Comment

You don't often get email from [REDACTED] [Learn why this is important](#)

Date: June 29th, 2026

Dear Members of the Franklin County Rural Zoning Commission,

My husband and I have lived in Brown Township for 33 years. We have loved every minute of raising our two sons in a rural community. Our sons made the decision to purchase land here when they married so their children could have the same childhood surrounded by lush farmland, green grass, Darby creek, with minimal traffic and quiet caring neighbors. We have had to make several concessions over the years to allow a certain amount of growth, as expected. However, we feel approving an Exceptional Use designation for a project of this intensity is a serious threat to our future rural community.

With that being send, please accept our formal request below:

Brown Township residents Jan and Bill Scipio formally oppose Case ZONE-26-06, a proposed 24-acre recreational campus at 3740 Walker Road, citing incompatibility with the rural character and land-use plans for the area. The opposition highlights potential negative impacts, including environmental threats to the Big Darby Accord area, increased traffic congestion, and drainage risks from the proposed high-density development. The submission urges the Franklin County Rural Zoning Commission to deny the exceptional use request.

Thank you. We appreciate your time and consideration.

Sincerely,
Jan and Bill Scipio

8905 Patterson Road

Hilliard, Ohio 43026

Brown Township Residents

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Opposition to Case ZON-26-06:Public Comment

From Christine Zimmer [REDACTED] >

Date Sun 6/28/2026 11:50 AM

To Fitzpatrick, Raimere S <RaimereFitzpatrick@franklincountyohio.gov>; Johnson, Kayla A. <KaylaJohnson@franklincountyohio.gov>

Cc pete_marshall@browntwp.org <pete_marshall@browntwp.org>; joe_martin@browntwp.org <joe_martin@browntwp.org>; becky_kent@browntwp.org <becky_kent@browntwp.org>; pam_sayre@browntwp.org <pam_sayre@browntwp.org>

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Dear Members,

I am writing to express my concerns regarding the proposed exceptional use permit for a recreational facility in Brown Township.

My concerns relate to the proposed use's compatibility with the area's rural character and whether it meets the standards required for approval of an exceptional use permit.

What brought me to Brown Township is its agricultural landscape, low-density development, and peaceful rural environment. A recreation facility that attracts frequent visitors, large gatherings, sporting events, camps, or other high-traffic activities fundamentally changes the character of the surrounding community.

I ask the Commission to carefully consider the following issues before making its decision:

- Whether the scale and use are appropriate for a rural zoning district.
- The impact on traffic, including safety, school bus routes, farm equipment, and emergency vehicle access.
- Noise generated by outdoor recreation, events, and amplified sound.
- Lighting and its impact on neighboring properties and the rural night sky.
- Storm water management, environmental impacts, and preservation of the surrounding landscape.
- Whether sufficient conditions can realistically be enforced to prevent future expansion of activities beyond what is initially proposed.

I respectfully request that the Commission deny the exceptional use permit. If the Commission is inclined to approve the application, I urge you to impose clear, enforceable conditions regarding hours of operation, attendance limits, lighting, noise, traffic management, and future expansion. The use of these permits is intended for activities compatible with their surroundings and that do not adversely affect neighboring properties or the public interest. I encourage the Commission to evaluate whether this proposal meets those standards carefully.

Thank you for your time and consideration.

Sincerely,

Christine Zimmer

8475 Scioto Darby Creek Rd

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Resolution 8-2026

Board of Township Trustees
Brown Township
Franklin County, Ohio
June 25, 2026

The Board of Township Trustees of Brown Township, Franklin County, Ohio, met in special session on this 25th day of June 2026, at the Brown Township Administrative Building, 2491 Walker Road, Hilliard, Ohio 43026, with the following members present:

Pam Sayre, Trustee
Joe Martin, Trustee
Pete Marsh, Trustee
Becky Kent, Fiscal Officer

Trustee Martin moved the adoption of the following Resolution:

WHEREAS, Harisumiran of Ohio, Inc recently filed Rezoning Case ZON 26 06. With this application, Harisumiran of Ohio asks to rezone the property located at 3740 Walker Road from Rural (R) District to Exceptional Use (EU) District for a youth development center with outdoor sports recreational facilities. However, various festivals, mentoring, and religious gatherings also will occur on site; and

WHEREAS, the application shows more than 50% open space will be preserved at the rear of the site, separate from the active recreational fields and private utilities (well and septic). A stormwater facility and numerous structures also are proposed to provide indoor activities to guests of the facility; and

WHEREAS, public/institutional land uses sited in the application are misleading because they are located further south of Walker Road *outside* Brown Township, i.e., Hilliard-Bradley High School. Likewise, the Big Darby Accord's Town Center Mixed Use and Suburban Districts are institutional land uses *outside* Brown Township; and

WHEREAS, no opposition exists towards the applicant's religious use of the property; and

WHEREAS, the Board of Trustees is concerned the requested rezoning will introduce a broad range of uses, ranging from youth development campus, community center, event space, and outdoor sports facilities, into an area planned and zoned for rural residential and agricultural uses; and

WHEREAS, the Board of Trustees believes the rezoning, if granted, will contradict the Brown Township Comprehensive Plan, which recommends the site for Low Density Rural Residential

use and emphasizes preservation of rural character, agricultural land, open space, natural resources, and resident priorities; and

WHEREAS, staff presenting this case to the Rural Zoning Commission acknowledges the proposed institutional use does not match the land use plan recommendation, and that Rural zoning may allow religious institution but not the proposed recreational and community center uses; and

WHEREAS, the application has many shortcomings. The surrounding land use pattern remains rural, agricultural, and residential. The traffic and access record is incomplete. A traffic study still is required. Conservation easement protection, buffering, screening, operating limits, parking verification, signage, loading, and long-term maintenance details remain unresolved; and

WHEREAS, the Big Darby Accord Advisory Panel and the Franklin County Drainage Engineer also raised concern regarding the feasibility of the stormwater management plan and the proposed outlet to the local ditch system.

BE IT RESOLVED by the *Board of Trustees* of Brown Township, Franklin County Ohio:

SECTION 1: For the reasons set forth above, the Board of Trustees believes the public benefit of the proposed rezoning does not justify the considerable change of land use character of this Rural District.

SECTION 2: For the reasons set forth above, the Board of Trustees urges the Rural Zoning Commission to recommend the application be denied, or in the alternative, tabled so more discussion can happen and the key details about these important issues can be addressed.

SECTION 3: It is found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements including, without limitation, R.C. 121.2

SECTION 4: This Resolution shall take effect at the earliest time allowed by law.

Adopted: 6/25/2026

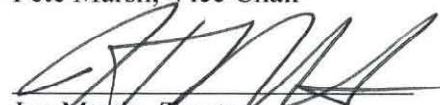
BOARD OF TRUSTEES
BROWN TOWNSHIP,
FRANKLIN COUNTY

ATTEST:


Fiscal Officer


Pam Sayre, Chair


Pete Marsh, Vice Chair


Joe Martin, Trustee

