

FRANKLIN COUNTY BOARD OF COMMISSIONERS

REZONING HEARING AGENDA

July 14, 2026

1. ECONOMIC DEVELOPMENT AND PLANNING

Resolution No. 0498-26

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-05. (Economic Development and Planning)

Resolution No. 0499-26

Resolution to deny the recommendation of the Rural Zoning Commission of Franklin County, Ohio, and approve the rezoning request – Case ZON-26-06. (Economic Development and Planning)

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-05. (Economic Development & Planning)

WHEREAS, Case ZON-26-05 The applicant, Jim Dorenbusch from Junction Architecture & Design LLC on behalf of Owner Bible Truth Tabernacle, requested is to rezone 717-725 N Hague Avenue, Franklin County Auditor parcel number 140-002667, from the Restricted Industrial (RI) and Rural (R) districts to Restricted Urban Residential (R-8) district;
and

WHEREAS, on June 10, 2026, the Franklin County Planning Commission recommended conditional approval of the proposed rezoning with the following conditions.

1. Site Development must comply with requirements of the Franklin Stormwater Drainage Manual
2. Site must have a total of 4 ADA parking spaces.
3. Site plan to be updated to meet site plan requirements at the zoning compliance phase.

; and

WHEREAS, on July 10, 2026, the Franklin County Rural Zoning Commission recommended approval of the proposed rezoning, with the following conditions:

1. Site Development must comply with requirements of the Franklin Stormwater Drainage Manual
2. Site must have a total of 4 ADA parking spaces.
3. Site plan to be updated to meet site plan requirements at the zoning compliance phase.

; and

WHEREAS, on July 14, 2026, the Board of County Commissioners held a public hearing in accordance with the requirements of Revised Code Section 303.12 and voted to adopt the recommendation of the Rural Zoning Commission at such hearing; now, therefore,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF FRANKLIN COUNTY, OHIO:

1. That the recommendation of the Franklin County Rural Zoning Commission is hereby adopted and the application Jim Dorenbusch from Junction Architecture & Design LLC on behalf of Owner Bible Truth Tabernacle, (ZON-26-05), to rezone 717-725 N Hague Avenue, being Franklin County Auditor parcel number 140-002667, from the from the

Resolution to adopt the recommendation of the Rural Zoning Commission of Franklin County, Ohio – Case ZON-26-05. (Economic Development & Planning)

Restricted Industrial (RI) and Rural (R) districts to Restricted Urban Residential (R-8) district is hereby approved.

2. The rezoning approved by the Board of Commissioners as described in this Resolution shall become effective 30 days after July 14, 2026.

Prepared by: Austin Workman

STAFF REPORT
Board of Commissioners
July 14th, 2026

Case: ZON-26-05
Prepared by: Austin Workman

I. Summary

Owner/Applicant:	Bible Truth Tabernacle, Anthony Reilly / Jim Dorenbusch, Junction Architecture & Design, LLC
Township:	Franklin Township
Site:	717-725 N Hague Ave (PID#140-002667)
Acreage:	3.0 -Acres
Utilities:	Public water and wastewater
Zoning:	Restricted Industrial (RI) & Rural (R)
Request:	Requesting to rezone from the Restricted Industrial (RI) and Rural (R) districts to Restricted Urban Residential (R-8) district to expand an existing non-conforming church.
Recommendation:	Staff Recommends <u>conditional approval</u> of the request to rezone the property.

II. Property Background/History

The property is located on the west side of North Hague Avenue and originally consisted of two lots within different zoning districts that were later combined.

- 1920 – Residence constructed at 717 N. Hague Ave.
- 1969 – Property located at 725 N. Hague Ave. rezoned to the Restricted Industrial district for a cabinet making business.
 - This use has since changed to a religious use.
- 1969 - Commercial structure and parking lot constructed at 725 N. Hague Ave.
- 2008 – Current owners acquired the property.
- 2025 – Properties were combined

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Franklin	Rural (R)	Single Family Home
South	Franklin	Select Commercial Planned District (SCPD)	Commercial and residential
East	Franklin	Rural (R)	Single Family Home
West	Franklin	Rural (R)	Single Family Home

IV. Comprehensive Plan

The Scioto-Franklin Neighborhood Plan (2011) identifies the recommended land use(s) as Light Industrial and Office. Recommended uses include office, industrial, storage and warehousing. The plan recommends the following zoning districts for the proposed land uses: Suburban Office (SO), Limited Industrial (LI), and Restricted Industrial (RI). The request to rezone this parcel to the Restricted Urban Residential (R-8) district is not consistent with the recommendations of the Plan.

V. Zoning District Review

Existing zoning – Restricted Industrial (RI) District:

The Restricted Industrial District is provided for industrial uses, which seek locations in suburban areas or in very close proximity to residential areas. These industrial uses generally require a minimum of services and facilities and generate little industrial traffic. They typically operate within an enclosed structure and have little or no adverse effect on adjacent land by producing noise, odor, dust, smoke, glare or hazard.

Existing zoning – Rural (R) District:

The Rural District is intended for agricultural and residential development in the County where the conservation of resources is important or where appropriate urban use of the land cannot be achieved because of the lack of urban services, most importantly centralized water and sanitary sewer. The principal permitted uses are agriculture, residential subdivisions and farm dwellings.

Proposed zoning – Restricted Urban Residential (R-8) district:

The R-8 District is intended for urban neighborhoods served by centralized water and sanitary sewer which have developed with lot sizes of approximately 7,200 square feet for single-family homes and with allowances for two-family and townhouse dwellings with 5,000 square feet of lot size per unit.

VI. Development Standards

R-8	
Lot Size	0.16 -acres
Lot Width	60 ft
Lot Coverage	35%*
Front Yard	45 ft
Side Yard	6 ft
Rear Yard	30 ft
Parking	87 spots
Parking Setback	3 ft
Maximum Height	38 ft

- Churches or other places of worship. Provided it occupies a lot of not less than three (3) acres and there is one (1) acre or more per one hundred (100) seats or similar accommodations in the main assembly area.
- Parsonages are a permitted use with religious institutions

- Property meets the minimum lot size, road frontage for the proposed uses and parking requirements.
- *Applicant is requesting to rezone to the R-8 district to have a higher lot coverage allowance.

VII. Technical Agency Review:

The informal technical review occurred on 05/20/2026. Below are the comments received

1. Franklin County Engineer's Office:

- *Site development must comply with requirements of the Franklin Stormwater Drainage Manual including requirements for water quality and quantity and ensuring that the site has an adequate drainage outlet.*
- *Follow City of Columbus Accessible Parking Space Specifications. 87 total spaces will require 4 ADA spaces, at least one of which is Van accessible*
- *Questions about whether the proposed house will remain on the property, and if so, how will it interact with the proposed parking spaces*
- *Site Plan edits during zoning compliance phase*

2. Franklin County Planning Department:

- Site plan will need to meet all site plan requirements during zoning compliance phase, and plans must be drawn to scale.

VIII. Staff Analysis

The current property meets the minimum lot size of 0.16-acres and lot width of 60 ft required for the Restricted Urban Residential (R-8) district. Additionally, the 3-acre property will meet the required lot size of 3-acres required for a religious use that has a total of 300 seats.

The proposed rezoning to the Restricted Urban Residential (R-8) district is not consistent with the Scioto-Franklin Neighborhood Plan (2011). However, the R-8 district would be more conforming to the development standards needed for expansion of the church, as the maximum lot coverage is 35%. While the Rural (R) district would allow the use and the parsonage, it would limit coverage to twenty percent. Additionally, the religious use is not a permitted use in the Restricted Industrial (RI) district.

The surrounding area is characterized by both commercial land uses and single-family residential uses in the Township. Additionally, there are industrial uses further south on Hague Ave located in the City of Columbus. The proposed rezoning will be generally consistent with the land uses on surrounding and nearby properties.

IX. PC Recommendation

On June 10th, the Planning Commission (PC) heard case #ZON-26-05 and provided a recommendation of **conditional approval** for the request to rezone the property from the Restricted Industrial (RI) and Rural (R) zoning districts to the Restricted Urban Residential (R-8) zoning district with the following conditions.

1. Site Development must comply with requirements of the Franklin County Stormwater Drainage Manual

2. Site must have a total of four (4) ADA parking spaces.
3. Site plan to be updated to meet site plan requirements at the zoning compliance phase.

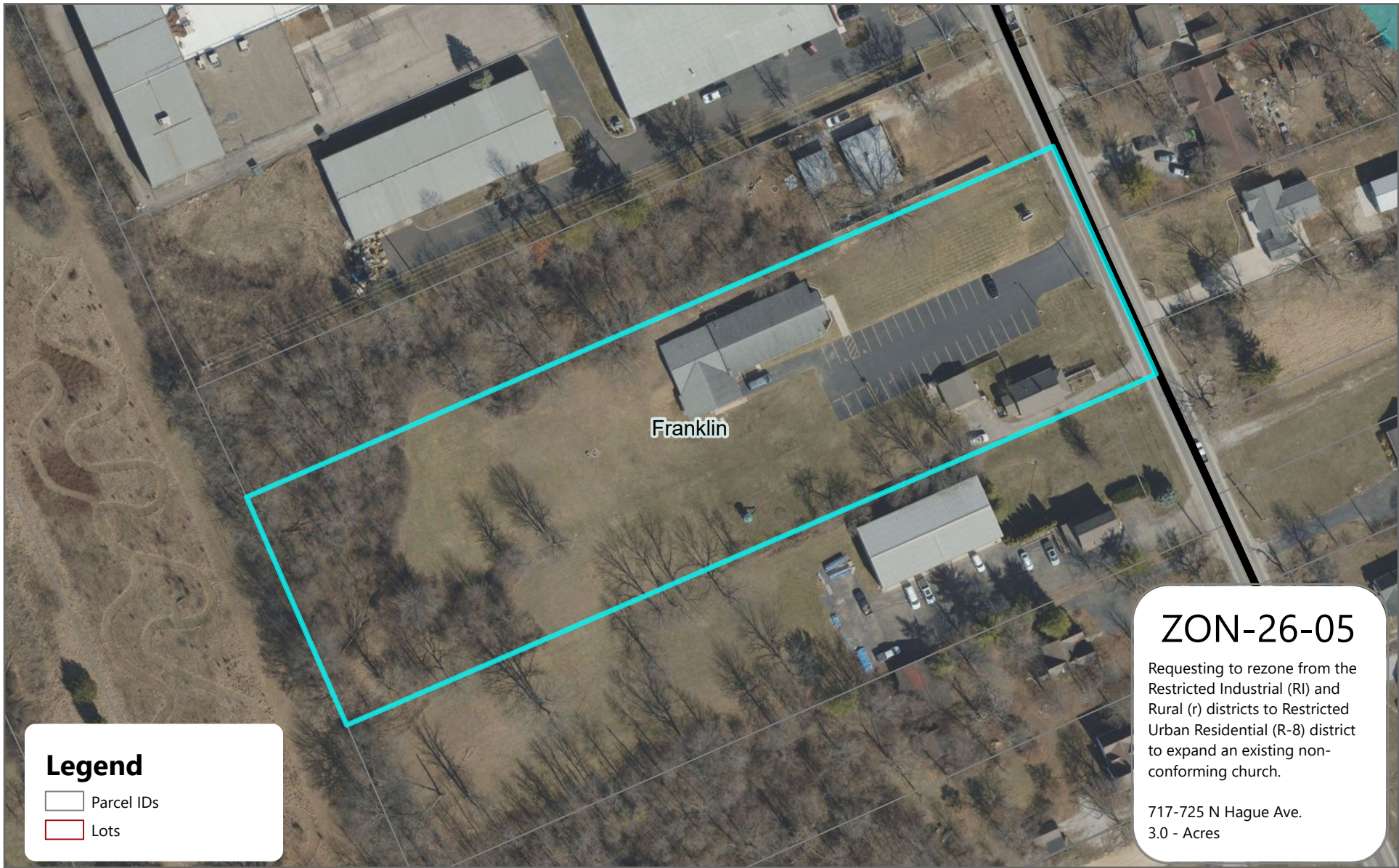
X. RZC Recommendation

The Rural Zoning Commission (RZC) was scheduled to hear this case on June 18, 2026. Due to a lack of quorum, the meeting was rescheduled to July 2, 2026. That meeting was subsequently rescheduled to July 10, 2026. On July 10, 2026, the RZC is scheduled to hear this case and take an action to **approve, approve with conditions, or deny** the request to rezone the property from the Restricted Industrial (RI) and Rural (R) zoning districts to the Restricted Urban Residential (R-8) zoning district. Any additional conditions other than those recommended by EDP Staff will be provided to the Board of Commissioners in advance of their scheduled July 14, 2026, meeting.

XI. Staff Recommendation

Staff recommends that the Board of Commissioners **approve** the request to rezone from the Restricted Industrial (RI) and Rural (R) zoning districts to the Restricted Urban Residential (R-8) zoning district, with the following conditions:

1. Site Development must comply with requirements of the Franklin Stormwater Drainage Manual
2. Site must have a total of 4 ADA parking spaces.
3. Site plan to be updated to meet site plan requirements at the zoning compliance phase.



Legend

-  Parcel IDs
-  Lots

ZON-26-05

Requesting to rezone from the Restricted Industrial (RI) and Rural (r) districts to Restricted Urban Residential (R-8) district to expand an existing non-conforming church.

717-725 N Hague Ave.
3.0 - Acres



ZON-26-05



Franklin County
Board of Commissioners
**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 70 140
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Legend

- Parcel IDs
- Lots

ZON-26-05

Requesting to rezone from the Restricted Industrial (RI) and Rural (r) districts to Restricted Urban Residential (R-8) district to expand an existing non-conforming church.

717-725 N Hague Ave.
3.0 - Acres



ZON-26-05



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 250 500
Feet

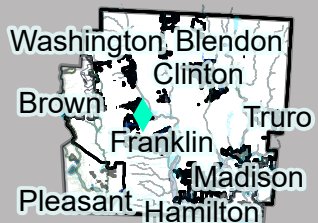
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717-725 N Hague Ave.
3.0 - Acres



ZON-26-05



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

2026



0 250 500
Feet

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Application for
Rezoning
Page 1

Property Information

Site Address: 717.725 N. HAGUE AVE.
Parcel ID(s): 140-002667
Total Acreage: 3 Township: FRANKLIN

Property Description

Acres to be rezoned: 3
Current Land Use: CHURCH
Surrounding Land Uses:
North: ONE-FAMILY DWELLING
South: OTHER COMMERCIAL STRUCTURE
East: ONE-FAMILY DWELLINGS
West: ONE-FAMILY DWELLING

Rezoning Request

Current Zoning: R1-RESTRICTED INDUSTRIAL & RURAL
Proposed Zoning: R8-RESTRICTED URBAN RESIDENTIAL
Proposed Land Use: CHURCH
Purpose for Request: COMBINATION OF LOTS AND CHANGE TO PERMITTED USE. MORE REALISTIC LOT COVERAGE REQUIREMENTS.

Staff Use Only

Case # Z01-26-05
Date Filed: 04/27/26
Fee Paid: \$1,200
Receipt # 26-01204
Received By: AUSTIN W.
Technical Review Date: 05/20/26
Big Darby Panel Date:
Planning Commission Date: 06/10/26
Rural Zoning Commission Date: 06/28/26
Commissioners Date: 07/14/26

Checklist

- ☐ Fee Payment (checks only)
- ☐ Completed Application
- ☐ Notarized Affidavit
- ☐ Legal description of property
- ☐ Location/Area map
- ☐ Water/Wastewater Information
- ☐ Development Plan (if a planned district request)

Water & Wastewater

Water Supply
☒ Public (Central)
☐ Private (On-site)
☐ Other

Wastewater Treatment

☒ Public (Central)
☐ Private (On-site)
☐ Other





Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Application for

Rezoning

Page 2

Property Owner Information

Name:

Bible TRUTH TABERNACLE ATTN: Anthony Reilly

Address:

725 N. Hague Ave.

Columbus, OH 43204

Phone #

614.900.0321

Fax #

Email:

areilly.btt@gmail.com

Applicant Information

☐ Same as property owner

Name:

JIM DORENBUSCH, Junction Architecture & Design, LLC

Address:

8039 York Rd SW

PATASKALA, OH 43062

Phone #

740.964.4186

Fax #

Email:

jim@junctionarchitecture.com



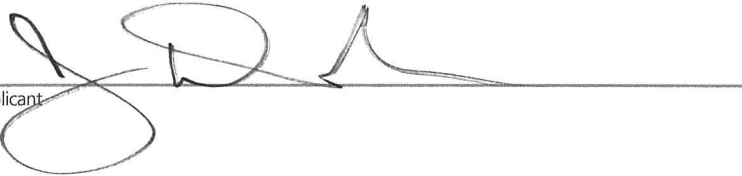
Franklin County
Board of Commissioners

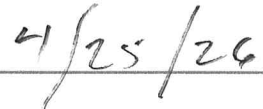
ECONOMIC DEVELOPMENT & PLANNING

Application for
Rezoning
Page 3

Signatures

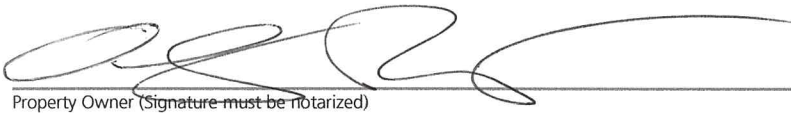
To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes. I/we understand that delays or tablings may impact the hearing schedule.

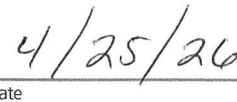

Applicant


Date

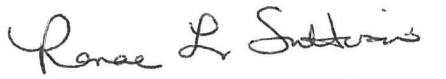
Property Owner (Signature must be notarized)

Date


Property Owner (Signature must be notarized)


Date

Applications may be delivered to 150 South Front Street, FSL Suite 10, Columbus, Ohio, 43215-7104, ATTN: Tre' Wolf, Planning Project Coordinator. Forward any questions to the project coordinator at 614-525-3904 or Planning@franklincountyohio.gov.


Renae L. Sullivan
04/25/2026
Exp. 05/01/2026



Franklin County Auditor's Office

Auditor

Michael Stinziano

Map Produced April 27, 2026

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LIDAR Collection

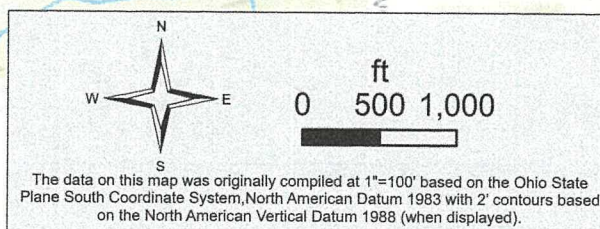
- Spot Elevation
- Index Contour
- Intermediate Contour

Appraisal Legend

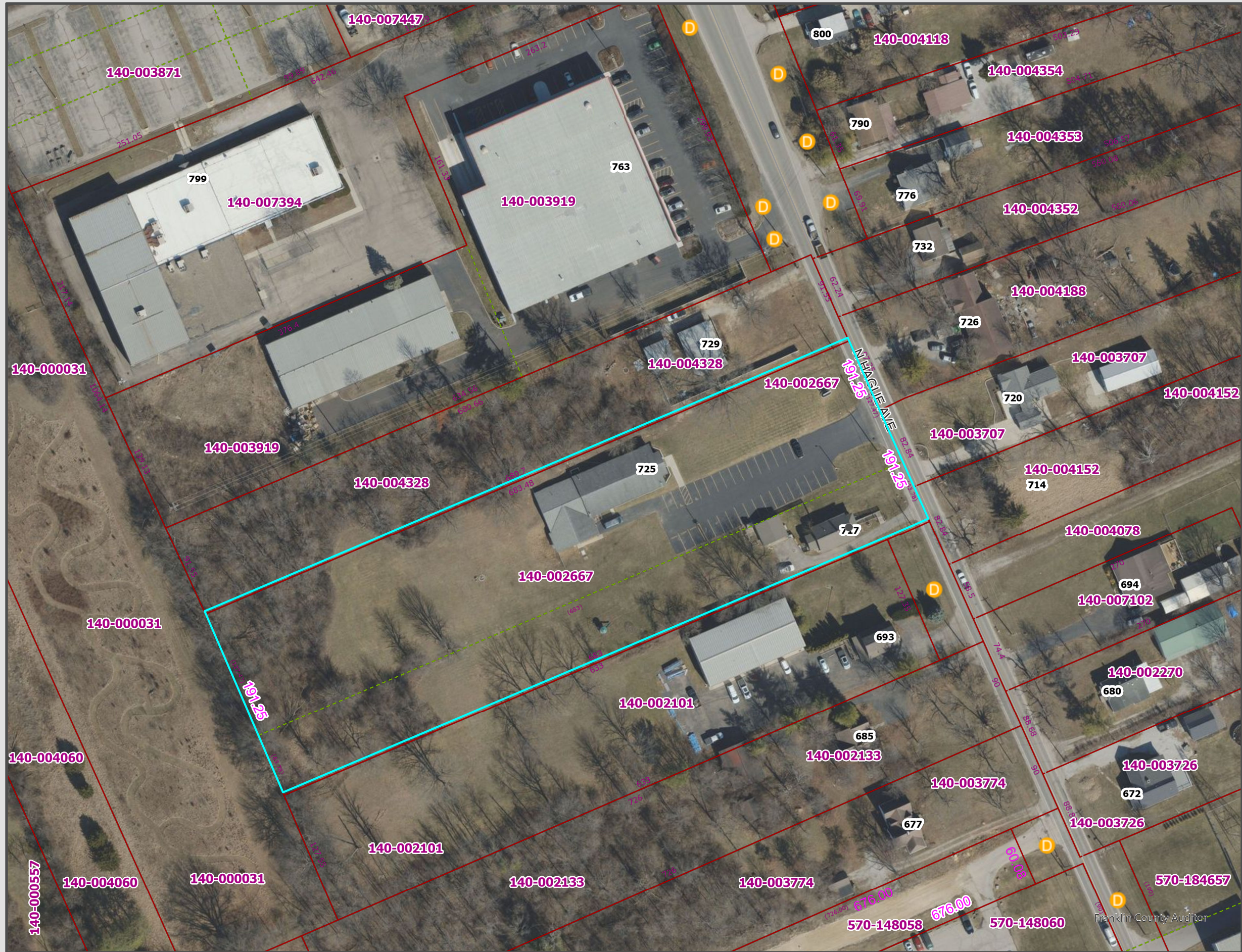
Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

The information on this map is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained herein. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).



Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
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Topographic Legend

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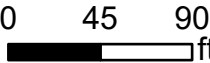
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Source: Franklin County Auditor & Engineer

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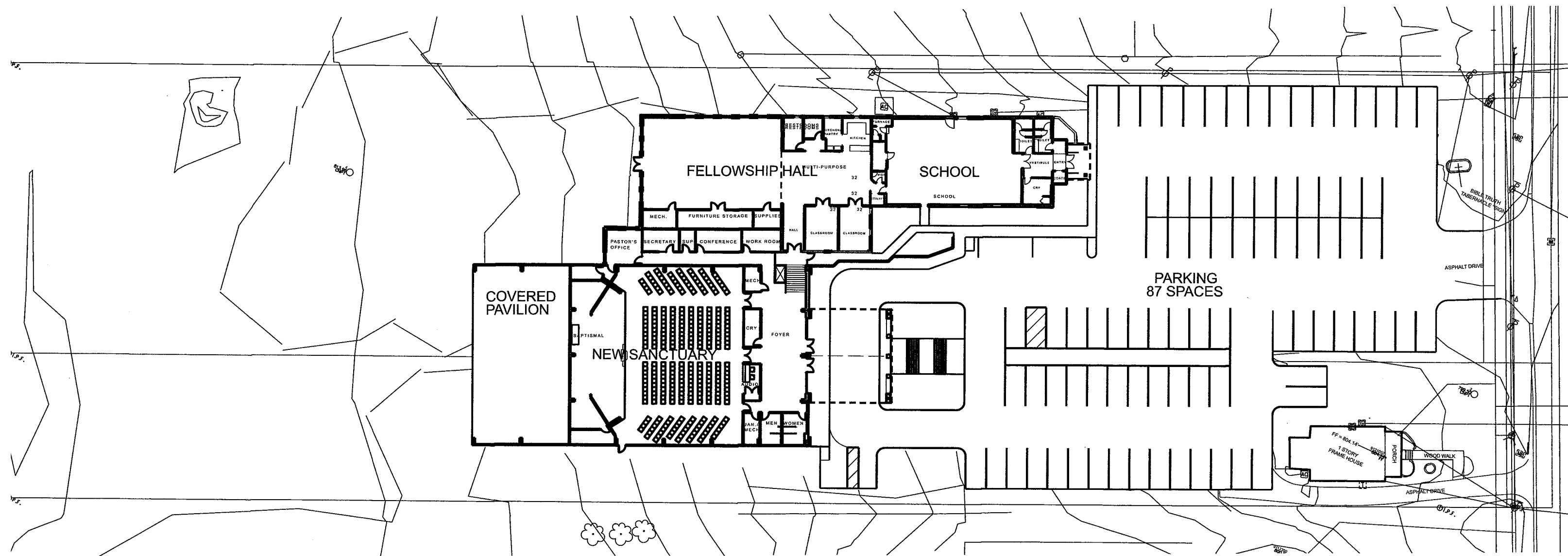


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**Franklin County
Auditor's Office
Auditor**

Michael Stinziano
Map Produced May 15, 2026

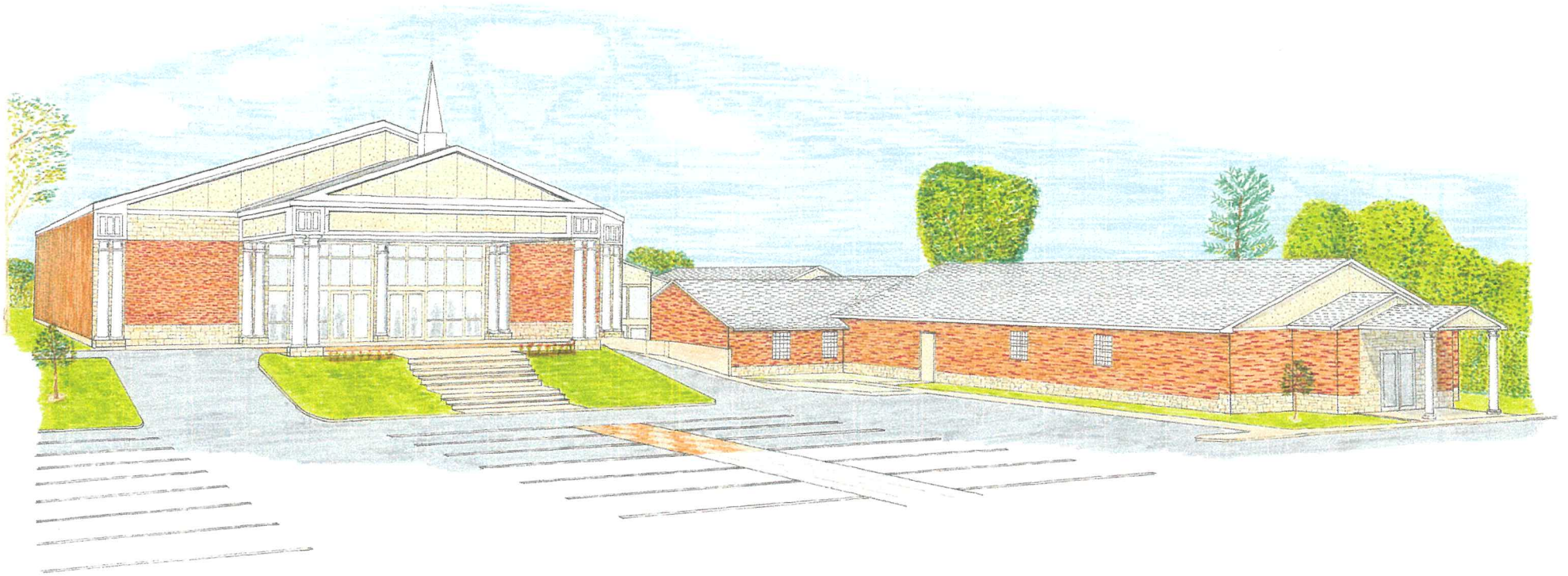


BIBLE TRUTH TABERNACLE - SITE PLAN

NOT TO SCALE

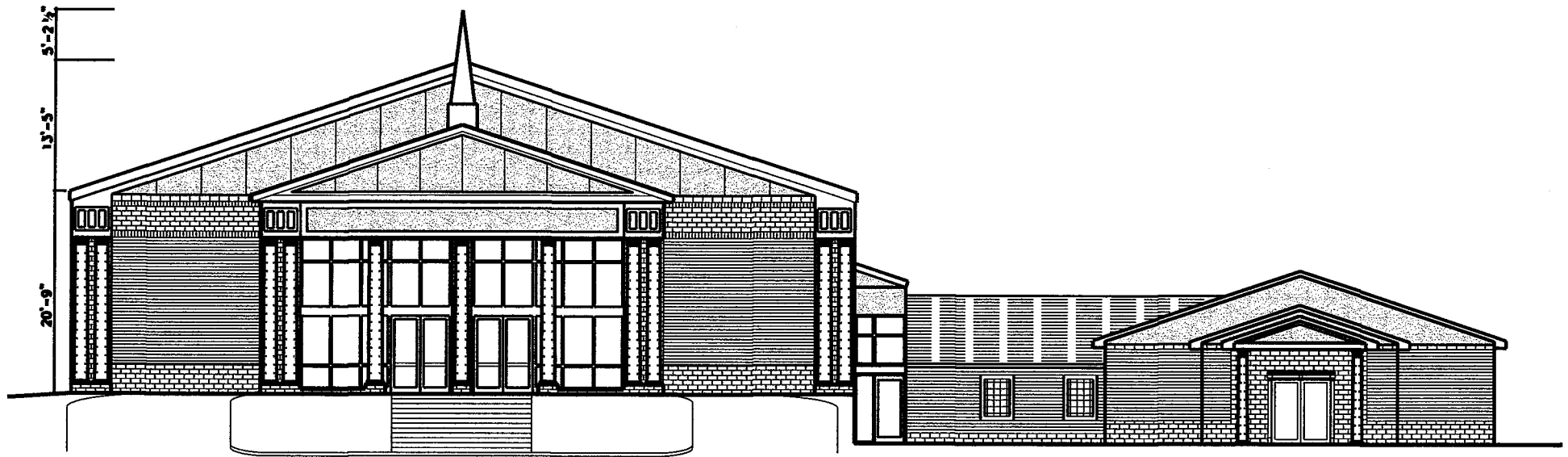
717-725 N. HAGUE AVE., COLUMBUS, OH 43204

Date: 2.10.2026



BIBLE TRUTH TABERNACLE

JUNCTION
ARCHITECTURE
& DESIGN, LLC
740.967.7000
8038 YORK RD. S.W. PATASOLA, OH 43082



BIBLE TRUTH TABERNACLE - SCHEMATIC ELEVATION

1" = 10'

717-725 N. HAGUE AVE., COLUMBUS, OH 43204

Date: 2.10.2026

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

mbostard

10/21/2025 12:40:27 PM

PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.



DESCRIPTION OF 2.997 ACRES
10/21/2025

Situated in the State of Ohio, County of Franklin, Township of Franklin, Survey Number 1279 of the Virginia Military District, being all of the 1.00 acre tract conveyed to Bible Truth Tabernacle of record in Instrument Number 200805210078186 (0.996 acre) and all of that 2.00 acre tract conveyed to Church of Jesus Christ of Apostolic Faith (see affidavit of name change to Bible Truth Tabernacle in Instrument Number 200806020084244) of record in Deed Book 3483, Page 965 (2.001 acres), APN 140-002667-00, all references being of the Franklin County Recorder's Office, unless otherwise noted, and described as follows:

Beginning, for reference, at a found Monument Box FCGS 5906 (bronze disk) marking the centerline of right-of-way intersection of Fisher Road and North Hague Avenue (being South 58° 22' 46" West, 19.21 feet from FCGS ST04 found, also being North 87° 24' 36" West, 20.95 feet from FCGS ST05 found), thence from said reference point of beginning, South 23° 49' 39" East, along said centerline of right-of-way for North Hague Avenue (originally established by Road Record 9, Page 99, see also FRA-70-7.60 FRA-33-12.96), the same being a common line to Survey Numbers 530 and 1279 of the Virginia Military District, a distance of 755.95 feet to a mag nail set at the northeasterly corner of said 2.00 acre tract, the same being the southeasterly corner of that 1.43 acre tract conveyed to Ryan G. Shingler of record in Instrument Number 202208010111453, the True Point of Beginning;

Thence, continue along said centerline of right-of-way for North Hague Avenue the same being a common line to said Survey Numbers 530 and 1279 and an easterly line of said 2.00 acre tract, South 23° 49' 39" East, 74.70 feet to found Monument Box FCGS ST03 (1" solid iron pin);

Thence, along the centerline of said North Hague Avenue, the same being a common line to said Survey Numbers 530 and 1279 and an easterly line of said 2.00 acre and 1.00 tracts, South 23° 49' 39" East, 117.27 feet to a mag nail set at the southeasterly corner of said 1.00 acre tract, the same being the northeasterly corner of that 0.146 acre tract conveyed to Franklin County Commissioners of record in Instrument Number 200310240342239;

Thence, along the southerly line of said 1.00 acre tract, the same being the northerly line of said 0.146 acre tract and the northerly line of that 2 acre tract conveyed to Jemco Holdings, LLC of record in Instrument Number 201412220169731, South 66° 48' 57" West, 680.48 feet, passing a 1" iron pipe found at 17.27 feet, and a 5/8" rebar with "Franklin County Engineer" cap at 50.11 feet, to a 1" iron pipe found marking the southwesterly corner of said 1.00 acre tract, the same being the northwesterly corner of said 2 acre tract and in the easterly line of that 4.0 acre tract conveyed to John Gagnon of record in Instrument Number 201908130102137;

Thence, along the westerly line of said a 1.00 acre and 2.00 acre tracts, the same being the easterly line of said 4.0 tract, North 23° 46' 28" West, 191.83 feet, passing a 5/8" rebar found at 63.78, to a 1" iron pipe found marking the northwesterly corner of said 2.00 acre tract, the same being the southwesterly corner of said 1.43 acre tract;

Thence, along the northerly line of said 2.00 acre tract, the same being the southerly line of said 1.43 acre tract, North 66° 48' 12" East, 680.31 feet, passing a 5/8" Rebar set in the westerly right-of-way line for said North Hague Avenue at 660.31 feet, to the True Point of Beginning, containing 2.997 acres, more or less, inclusive of the present right-of-way which occupies 0.088 acre.

Subject to all legal easements, rights-of-way, conditions, and restrictions. Bearings are based on the Ohio State Plane Coordinate System, South Zone (3402), NAD83 (2011). A bearing of South 23° 49' 39" East was held for the centerline of North Hague Avenue between monuments FCGS 5906 and FCGS ST03. Rebar set are 5/8" Rebar, 30" long, and capped Smart Services. This description is based on an actual field survey conducted by Smart Services, Inc. in September 2025.

10/21/2025 
John C. Dodgion, P.S. 8069
S:\2025 Projects\895601 - Junction Architecture - Bible Truth Tab - North Hague Ave - Survey
SMARTSERVICES-INC.COM 88 W. CHURCH STREET, NEWARK, OHIO 43055 PHONE: (740) 345-4700 FAX: (740) 522-4706

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT, SURVEY NUMBER 1279
TOWNSHIP OF FRANKLIN, FRANKLIN COUNTY, OHIO

PROPERTY ADDRESS

717-725 HAGUE AVENUE, COLUMBUS, OHIO 43204

PERTINENT DOCUMENTS

RECORD DEEDS TO SUBJECT PROPERTY AND ADJOINING PROPERTIES
AND AVAILABLE SURVEYS BY OTHERS

CERTIFICATION

THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A
TRUE AND ACCURATE REPRESENTATION, TO THE BEST OF OUR
KNOWLEDGE, INFORMATION AND BELIEF, OF A SURVEY MADE BY
SAME IN SEPTEMBER OF 2025.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE
POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD
DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE
IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.

EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT
WOULD BE REVEALED IN A TITLE EXAMINATION.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE (3402), NAD83 (2011). A
BEARING OF S23°49'39"E WAS HELD BETWEEN MONUMENTS FCGS
5906 AND FCGS ST03.

LEGEND

- IRON PIN FOUND AS NOTED
- IRON PIPE FOUND AS NOTED
- 5/8" x 30" REBAR W/YELLOW I.D.
CAP LABELED "SMART SERVICES" SET
- ☐ MONUMENT BOX FOUND
- ✱ MAG NAIL SET

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

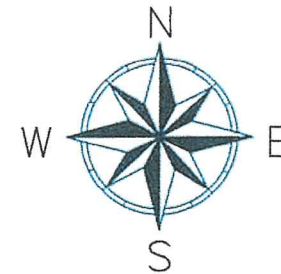
mboostard

10/21/2025 12:40:40 PM

PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original
description and plat of survey, as prepared by the
surveyor, signed, sealed, and dated in blue ink.



①
Thomas Nastoff
I.N. 202406130058467
1.605 Ac.

②
Vicinity Bricklayers, Ltd.
I.N. 202010070153170
1.605 Ac.

T.P.O.B.
2.997 Ac.

Sharon M. Eckle
I.N. 200807220111549
2.07 Ac.

Hague Ave. - Est. 50' Wide
R.R. 9, Pg. 99
(R/W 20.00' as shown
on ODOT plan)

5/8" REBAR W/ CAP
"FRANKLIN COUNTY
ENGINEER"

5/8" REBAR W/ CAP
"FRANKLIN COUNTY
ENGINEER"

Jemco Holdings, LLC
I.N. 201412220169731
Orig. 2 Ac.

Bible Truth Tabernacle
I.N. 200805210078186
APN 140-002667-00
1.00 Ac.

Church of Jesus Christ of Apostolic Faith
D.B. 3483 Pg. 965
Affidavit: Bible Truth Tabernacle
I.N. 200806020084244
APN 140-002667-00
2.00 Ac.

2.997 Ac. Gross
0.088 Ac. R/W
2.909 Ac. Net

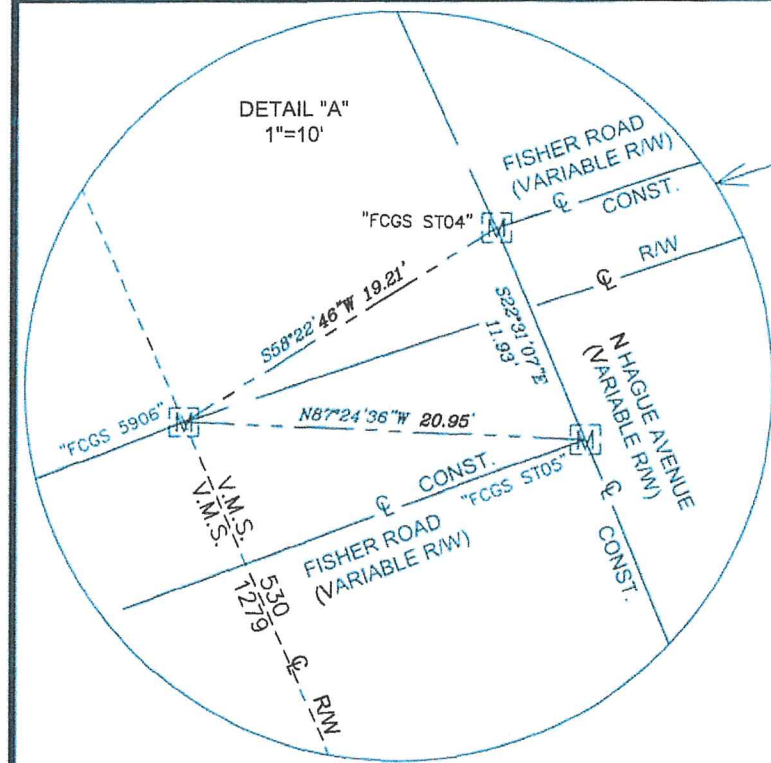
Ryan G. Shingler
I.N. 202208010111453
1.43 Ac.

Flo Realty Ohio, LLC
I.N. 202106240110117

1" IRON PIPE
D.B. 3071 Pg. 38
299.68'

N. HAGUE AVENUE (VARIABLE R/W)
(FRA-70-1-60 & FRA-33-12-96)
S23°49'39"E 191.90'
S23°49'39"E 765.95'
S23°49'39"E 107.7'E 821.55'
V.M.S. 127/9
CONST.

R.P.O.B.
"FCGS 5906"
SEE DETAIL "A"
"FCGS ST04"
"FCGS ST05"



John Gagnon
I.N. 201908130102137
Orig. 4.0 Ac.

3/4" IRON PIPE
(BENT)

3/4" IRON PIPE
(BENT)



JOHN C. DODGION REG. SURVEYOR NO. 8069

10/21/2025

DRAWN BY:	NMB	DATE:	10/21/2025
CHECKED BY:	JCD	DRAWING NO.:	895601.DWG
JOB NO.:	895601	SHEET	1 OF 1

PREPARED BY:



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Resolution to deny the recommendation of the Rural Zoning Commission of Franklin County, Ohio, and approve the rezoning request – Case ZON-26-06. (Economic Development & Planning)

WHEREAS, the applicant, Pravin Patel, on behalf of the owner, HARISUMIRAN OF OHIO, INC., is requesting to rezone Franklin County Auditor parcel number 120-000043, located at 3740 Walker Road, from the Rural (R) district to the Exceptional Use (EU) district for the development of a youth development center with outdoor sports recreational facilities; and

WHEREAS, on June 9, 2026, the Big Darby Accord Advisory Panel recommended approval of the proposed rezoning with the following conditions:

1. A conservation easement needs to be implemented.
2. There needs to be a review of the potential plant species to be planted, native to Franklin County to include a diverse species list and there needs to be an invasive species management plan. Planting of state listed species is discouraged. A draft of the updated list of possible species will be sent to the applicant; and

WHEREAS, on June 10, 2026, the Franklin County Planning Commission recommended approval of the proposed rezoning, with the following conditions:

1. The proposed landscaping shall include diverse plantings in avoidance of invasive and state listed species.
2. A conservation easement is required for the permanent protection of the undisturbed open space; and

WHEREAS, on July 10, 2026, the Franklin County Rural Zoning Commission recommended denial of the proposed rezoning; now, therefore,

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS, FRANKLIN COUNTY, OHIO:

1. That the recommendation of the Franklin County Rural Zoning Commission is hereby denied and the application of HARISUMIRAN OF OHIO, INC., ZON-26-06, to rezone Franklin County Auditor parcel number 120-000043, located at 3740 Walker Road, from the Rural (R)

Resolution to deny the recommendation of the Rural Zoning Commission of Franklin County, Ohio, and approve the rezoning request – Case ZON-26-06. (Economic Development & Planning)

district to the Exceptional Use (EU) district is hereby approved with the following conditions:

- i. The proposed landscaping shall include diverse plantings in avoidance of invasive and state listed species.
 - ii. A conservation easement is required for the permanent protection of the undisturbed open space.
 - iii. A Drainage Report, Stormwater Management Plan, Stormwater Pollution Protection Plan, and Operation and Maintenance Manual which meets the criteria established by the Ohio EPA, Franklin County Engineer, and County Stormwater Drainage Manual shall be required with any zoning compliance application.
 - iv. A traffic study will be required with the zoning compliance application to evaluate traffic impacts and required improvements to support the proposed use.
2. The rezoning approved by the Board of Commissioners as described in this Resolution shall become effective 30 days after July 14, 2026

Prepared by: Kayla Johnson

STAFF REPORT
Board of County Commissioners
7/14/26

Case: ZON-26-06
Prepared by: Kayla Johnson

I. Summary

Owner/Applicant:	HARISUMIRAN OF OH INC./ Pravin Patel
Township:	Brown Township
Site:	3740 Walker Road (PID #120-000043)
Acreage:	23.894 acres
Utilities:	Private water and wastewater
Request:	Requesting to rezone from the Rural (R) district to the Exceptional Use (EU) district for the development of a youth development center with outdoor sports recreational facilities.
Recommendation:	Staff recommends <u>conditional approval.</u>

The applicant is proposing a faith-based, youth development, cultural, and community center. The center will be utilized exclusively for leadership training, community service coordination, cultural preservation, and structured youth athletic development. Various festivals, mentoring, and religious gatherings will also occur on site. More than 50% open space is proposed to 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 are also proposed to provide indoor activities to guests of the facility. Outdoor recreation will not utilize stadium lighting, and activities will end by dusk each day.

II. Property Background/History

- Around 1920, the lot was subdivided into its current configuration.
- As early as 1995, based on aerial photography, the lot remained vacant or with agricultural land uses.

III. Surrounding Land Use/Zoning

Location	Jurisdiction	Zoning	Land Use
North	Brown Twp.	Rural (R)	Single-family residential
South	Brown Twp.	Rural (R)	Agricultural
East	Brown Twp.	Rural (R)	Single-family residential, Agricultural
West	Brown Twp.	Rural (R)	Single-family residential, Agricultural

IV. Comprehensive Plan

The Brown Township Comprehensive Plan (2005) recommends the site for Low Density Rural Residential (LRR) with a density of 0.2-0.4 net units per acre.

The Big Darby Accord Watershed Master Plan (2006) recommends the site for Conservation Development with 50% open space and a rural density (0.2-0.5 dwelling units per acre).

Public/institutional land uses are identified further south of Walker Road currently the Hilliard-Bradley High School. Institutional land uses are also envisioned under the Town Center, Mixed Use, and Suburban zones.

The proposed land use meets the recommendation for residential land use, and the institutional land use does not match the land use plan recommendations. The Rural (R) district allows for the religious institution, but the recreational and community center uses are not permitted under the zone district.

V. Zoning District Review

Existing zoning district – Rural (R): This residential district is intended for single-family, some institutional, home occupation, or agricultural land uses. Commonly, lots under this category do not have access to centralized water and sewer services.

Proposed zoning district – Exceptional Use (EU): Uses under this district creates a standard for their intensity or variety surrounding neighboring land uses. Social institutions, recreational facilities, and other uses not permitted in other standard zoning districts are permitted under this category.

VI. Development Standards

The information below was referenced within Section 640 of the Franklin County Zoning Resolution. Information required of the Exceptional Use submittal was required to be identified in map or text form.

1. **Proposed use(s):** Religious institution, community center, outdoor athletic recreational fields (cricket, volleyball, and basketball), and residential caretaker space
2. **Open Space:** Approximately 58% open space is proposed to be permanently preserved through a conservation easement. Prairie grasses, vegetative buffers, and other landscaping will be provided within that area. Maintenance responsibilities were not identified by the applicant.
3. **Water, Sewer, and Stormwater Facilities:** Private well and septic areas are proposed to service the site. Permits have been obtained from the Environmental Protection Agency (EPA) in association with the systems. A soils report was also provided by the applicant.

A stormwater pond is proposed in the southeastern corner of the site with associated drainage infrastructure located underground between the parking lot and buildings. A Stormwater Pollution Prevention Plan (SWPPP) and Operation and Maintenance (O&M) plan were provided by the applicant; however, the stormwater report was not provided. These plans and reports are not a requirement for a rezoning to the EU district; however, these are required to be submitted and approved with the future zoning compliance application for the site's development. These plans and reports will be required to meet applicable requirements of the Ohio EPA and County stormwater regulations.

4. **Access:** Two access points are proposed on the western and eastern edges of the site. An internal asphalt access drive allows client, maintenance, and government services access throughout the site. A parking lot comprised of approximately 85 parking spaces is proposed inclusive of ADA spaces.
5. **Schedule of development:** The development will occur in one phase following approval of the rezoning.
6. **Future Land Use:** See discussion on Comprehensive Plan.
7. **Property Rights:** The property owner identified in the rezoning application matches the Auditor's Office information of the site.

VII. Technical Agency Review:

The informal technical review was held May 20th, 2026. Below is a summary of the comments received which will need to be addressed at future development submittal and review stages.. Additional technical comments and annotations on plans and/or reports were provided to the applicant. [Bracketed comments have been provided by EDP Staff to summarize comments made by technical agencies]

1. Franklin County Engineer's Office (Mobility):

- Per FCEO Access Management Regulations, the number of access points afforded any one site shall be minimized. The need for more than one driveway must be substantiated by a traffic impact study. The traffic study and determination of the number of access points will need to be accepted by the Engineer's Office prior to the approval of the zoning compliance.
- Please note that it is unlikely that two access points will be permitted and if that is pursued, a variance through the Access Management Regulations would be required. See section 3.6 of the Franklin County Access Management Regulations for more information.
- (A traffic study will be required with future zoning compliance applications to evaluate traffic impacts and required mitigation for the proposed use.)

2. Franklin County Engineer's Office (Drainage):

- Major Exceptional Use Development Plan Comments
 - Existing contours should be labeled
 - We would not accept overland concentrated flow to the basin without some sort of erosion protection

- Any field tile discovered during construction must be tied into storm sewer
- We would not accept concentrated flow to the right of way without some sort of erosion protection
- [Additional details are required to understand the functionality of the pond such as grading, emergency flow location, and other details for review based on comments provided on the development plan.]
- Stormwater Pollution Prevention Plan Comment Summary
 - [Discharge of flows from the proposed detention pond must meet criteria outlined in Section 3.1 of the County Stormwater Drainage Manual.]
 - Show parcel breakdown of impervious area acreages and runoff coefficient and pervious area acreages and runoff coefficient
 - SWPP map exhibits need to match development plan exhibits
 - There are no plans provided that show details for the basin. However, an orifice diameter of 2 inches is not permitted unless with an approved anticlogging method
 - Inspection and maintenance requirements will need to be more detailed with next submittal. think of it as instructing somehow how to perform the inspection as it is their first time
- **EDP Note: Additional annotations/comments to specific plan/report elements were provided which will need to be addressed during subsequent submittals associated with the zoning compliance application.

1. Franklin County Planning Department:

- Building plans for the various structures are needed to confirm the final calculations of the minimum parking required. Additional details are required for screening and buffering requirements.
- Loading areas and signage information are missing from the submission if proposed for the site.
- A draft conservation easement will need to be provided to support the permanent protection proposed.

VIII. Staff Analysis

Based on Section 640.032 of the Franklin County Zoning Resolution, the basis of approval for the EXCEPTIONAL USE DISTRICT shall be:

1. That the proposed development is consistent in all respects to the purpose, intent and applicable standards of this Zoning Resolution;
 - a. Staff finds the proposed development to be minimally impactful to surrounding residential land uses. Measures are taken by the applicant to appropriately screen and provide appropriate business hours for outdoor occurring activities.
2. That the proposed development is in conformity with a Comprehensive Plan or a portion thereof as it may apply;
 - a. The proposal generally conforms to the recommended residential land use and the intention of institutional land uses.

3. That the proposed development advances the general welfare of the County and that the benefits to be derived from the proposed use justify the change in the land use character of the area.
 - a. The proposal advances the general welfare and health of the County by providing institutional land use that compliments the surrounding residential areas.

Staff recommend **approval** of the request to rezone from the Rural (R) district to the Exceptional Use (EU) district for the development of a youth development center with outdoor sports recreational facilities with the following condition:

1. A Stormwater Management Plan, Stormwater Pollution Protection Plan, and Operation and Maintenance Plan which meets the criteria established by the Ohio EPA, Franklin County Engineer, and County Stormwater Drainage Manual shall be required with any zoning compliance application.

Big Darby Accord Advisory Panel Recommendation

The Panel expressed concerns about the feasibility of the stormwater management plan and the outlet for stormwater to the local ditch system. The Panel recommended conditional approval for the development of a youth development center with outdoor sports recreational facilities. The conditions are as follows:

1. A conservation easement needs to be implemented.
2. There needs to be a review of the potential plant species to be planted, native to Franklin County to include a diverse species list and there needs to be an invasive species management plan. Planting of state listed species is discouraged. A draft of the updated list of possible species will be sent to the applicant.
3. There is a concern about the feasibility of the stormwater management plan and the outlet for stormwater to the local ditch system.

Planning Commission Recommendation

The Commission recommended approval of the rezoning request with the following condition:

1. The proposed landscaping shall include diverse plantings in avoidance of invasive and state listed species.
2. A conservation easement is required for the permanent protection of the undisturbed open space.



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 1

RECEIVED

MAY 14 2026

Franklin County Planning Department
Franklin County, OH



Property Information

Site Address: 3740 Walker Rd, Hilliard, OH 43026

Parcel ID(s): 120-000043-00

Total Acreage: 23.894

Township: Brown

Property Description

Acres to be rezoned: 23.894

Current Land Use: AGR Vacant Land

Surrounding Land Uses:

North	Residential
South	Residential
East:	AGR
West	AGR

Rezoning Request

Current Zoning: ~~AGR Vacant Land~~ Rural (R)

Proposed Zoning: Exceptional Use

Proposed Land Use: Around 10 Acres

Purpose for Request: To build a sports and development center for youths

Staff Use Only

Case #

ZON-26-06

Date Filed: 5/18/26

Fee Paid: \$3,300

Receipt # 26-01438

Received By: Kayla J.

Technical Review Date: 5/26/26

Big Darby Panel Date: 6/9/26

Planning Commission Date: 6/10/26

Rural Zoning Commission Date:
6/18/26

Commissioners Date: 7/14/26

Checklist

- ☐ Fee Payment (checks only)
- ☐ Completed Application
- ☐ Notarized Affidavit
- ☐ Legal description of property
- ☐ Location/Area map
- ☐ Water/Wastewater Information
- ☐ Development Plan (if a planned district request)

Water & Wastewater

Water Supply

- ☐ Public (Central)
- ☒ Private (On-site)
- ☐ Other

Wastewater Treatment

- ☐ Public (Central)
- ☒ Private (On-site)
- ☐ Other



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 2



Property Owner Information

Name: HARISUMIRAN OF OH INC

Address: C/O Pravin Patel 6296 Pritchard Dr, Galloway, OH 43119

Phone # 614-370-5879

Fax #

Email: sevakpraveen@yahoo.com

Applicant Information

☒ Same as property owner

Name:

Address:

Phone #

Fax #

Email:



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Economic Development & Planning Department
James Schimmer, Director

Application for Rezoning

Page 3



Signatures

To the best of my/our knowledge and belief, information and materials submitted as a part of this Rezoning application are correct, complete and accurate. The Franklin County Technical Review Committee members are hereby granted permission to enter the property for inspection and review purposes. I/we understand that delays or tablings may impact the hearing schedule.

[Signature]
Applicant

9-26-24
Date

[Signature]
Property Owner (Signature must be notarized)

9-26-24
Date

[Signature]
Property Owner (Signature must be notarized)

9-26-24
Date



Rezoning/Text Amendment Application

General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request.

The following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the Franklin County Auditor's website, <https://www.franklincountyauditor.com/>
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. The development plan must include all information identified in the Franklin County Zoning Resolution for the applicable planned zoning district being requested. This plan is to demonstrate the engineering feasibility of the proposed project. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

OHIO JURAT

§147-551

State of Ohio

County of Franklin } ss.



Affix Seal Here

Sworn to or affirmed and subscribed before me by

Praveen Patel

Name of Person Making Jurat

this date of 09/26/2024

Date

[Signature]

Signature of Notary Public Administering Jurat

Notary

Title or Rank

May 18, 2028

Commission Expiration Date

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Application for Rezoning

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____



Inspirer: His Divine Holiness Hariprasad Swamiji & His Divine Holiness Prabodh Swamiji

May 2, 2026

Franklin County Board of Zoning Appeals
c/o Brown Township Zoning Administration
Franklin County, Ohio

RECEIVED

MAY 14 2026

Franklin County Planning Department
Franklin County, OH

RE: Application for Exceptional Use Permit — Youth Recreation Facility & Community Center for encouraging & developing a Faith-Based Civic Consciousness
Property Location: 3740 Walker Road, Hilliard, OH 43026 (Brown Township, Franklin County) Parcel ID: 120-000430

Dear Members of the Franklin County Board of Zoning Appeals,

On behalf of Yogi Divine Society of NJ (dba Hariprabodham), a federally recognized 501(c)(3) nonprofit organization and the national headquarters of the Harisumiran network of community centers across the United States, we respectfully submit this letter in support of our application for an Exceptional Use Permit for the property located on 3740 Walker Road, Hilliard, Ohio 43026 (Parcel ID: 120-000430), situated within Brown Township, Franklin County. The proposed development will be owned and operated by our wholly owned Ohio subsidiary, **Harisumiran of OH, Inc.**

I. Organization Background

Yogi Divine Society was founded in 1974 in India with a mission rooted in personal development, community service, and the cultivation of compassionate leadership amongst youth and young adults. The organization established its first center in the United States in Lake Hiawatha, New Jersey, in 1996. Since then, it has grown to include major centers in Chicago, Illinois; Houston, Texas; and Lake Hiawatha, New Jersey, each serving thousands of community members annually.

Throughout its history, Yogi Divine Society has operated in the spirit of a faith-based civic organization — one that uses spiritual values as a foundation for practical programs in youth development, cultural enrichment, conflict resolution, and community service. The Ohio chapter, Harisumiran of OH, Inc., has been established to serve the growing South Asian and the broader Ohio community in the Franklin County region.

II. Description of the Proposed Use

We are seeking an Exceptional Use Permit to develop the 26-acre parcel on 3740 Walker Road, Hilliard, Ohio 43026 (Parcel ID: 120-000430) as a Youth Development and Community Center. The proposed facility will function primarily as a youth recreation center, community gathering hall, and faith-based civic organization campus — consistent with the kinds of uses typically associated with nonprofit community service organizations, civic clubs and places of assembly for conducting community-based activities. The site, which is already owned by Harisumiran of OH, Inc., will be developed in a manner sensitive to the surrounding environment and consistent with applicable Brown Township zoning regulations.



Inspirer: His Divine Holiness Hariprasad Swamiji & His Divine Holiness Prabodh Swamiji

The proposed development will include the following principal elements:

- Playing Fields (approximately 60,000 sq. ft.): Open recreational fields for basketball, volleyball, cricket and other youth sports and activities.
- Building 1 — Community Hall (approximately 6,500 sq. ft.): A multi-purpose gathering hall for youth seminars, career development workshops, cultural festivals and community events open to the public.
- Building 2 — Support Facility (approximately 1,800 sq. ft.): A commercial-grade kitchen, restroom facilities and storage, providing essential support services for events and programs hosted on the campus.
- Building 3 — Wellness and Residential (approximately 1,800 sq. ft.): A dedicated yoga and meditation hall, a small prayer and self-introspection space and a caretaker's quarters to facilitate on-site management of the campus.

III. Purpose and Community Benefit

The center's programmatic focus is the development of Ohio's youth into engaged compassionate and productive members of society. The organization has always been deeply committed to keeping young people away from addiction, substance abuse, and destructive influences and to replacing those influences with purpose, community spirit and opportunity. The Ohio campus will carry forward these same values through structured programs built around three pillars:

- Learning: Through structured activities, discussions and debates, participants gain tools for conflict resolution, heart-centered communication, and peace-focused leadership — skills that benefit the broader Franklin County community.
- Motivation: The center will serve as a dedicated platform for youth to share personal stories and experiences, fostering mutual encouragement, empowerment and a sense of belonging.
- Connection: By building cross-cultural friendships and a shared commitment to service, participants emerge as community leaders equipped to act with compassion and civic awareness.

Additionally, the center will host youth career development seminars and job training programs.

IV. Consistency with Exceptional Use Standards

We respectfully submit that the proposed use satisfies the criteria for an Exceptional Use Permit under the applicable Brown Township and Franklin County zoning regulations. Specifically:

- The use is compatible with the character of the surrounding area and will be conducted in a manner that minimizes traffic, noise and other inconveniences to neighboring properties.
- As a 501(c)(3) nonprofit and faith-based civic organization, Yogi Divine Society operates exclusively for charitable, educational and community benefit purposes — precisely the category of use that exceptional use provisions are designed to accommodate.
- The 26-acre site provides ample space to accommodate the proposed buildings and recreational fields with appropriate setbacks, Open lands areas and on-site parking, without burdening adjacent parcels.



Inspirer: His Divine Holiness Hariprasad Swamiji & His Divine Holiness Prabodh Swamiji

- The organization has demonstrated a 30-year track record of operating similar facilities in New Jersey, Illinois, and Texas in a responsible, community-oriented manner consistent with local zoning expectations.

V. Conclusion

Harisumiran of OH, Inc. and its parent organization, Yogi Divine Society of NJ (dba Hariprabodham), are honored to bring this project to Franklin County and look forward to becoming a meaningful contributor to the health, wellness, youth development and cultural life of the Brown Township community. We respectfully request that the Board grant the Exceptional Use Permit for the Walker Road property and welcome the opportunity to present additional information, answer questions and meet with Board members and township staff, if necessary, at your convenience.

Please do not hesitate to contact us for any further information that you may require to further process this application. Assuring you of our full co-operation at all times and anticipating a positive response to this humble submission, we remain,

Yours Sincerely,

Rakesh Jani

Harisumiran of OH, Inc.,
6296 Pritchard Drive, Galloway, OH 43119
Email: rakesh.jani@yds.org

Internal Revenue Service

Department of the Treasury

District
Director

10 MetroTech Center
625 Fulton St., Brooklyn, NY 11201

▷

Yogi Divine Society
of New Jersey, Inc.
140 Lincoln Avenue
Lake Hiawatha, NJ 07034

Date: **MAY 29 1997**

Person to Contact:
Patricia Holub
Contact Telephone Number:
(718) 488-2333
EIN: 22-2937318

Dear Sir or Madam:

Reference is made to your request for verification of the tax exempt status of Yogi Divine Society of New Jersey, Inc.

A determination or ruling letter issued to an organization granting exemption under the Internal Revenue Code remains in effect until the tax exempt status has been terminated, revoked or modified.

Our records indicate that exemption was granted as shown below.

Sincerely yours.

(Patricia Holub)

Patricia Holub
Manager, Customer
Service Unit

Name of Organization: Yogi Divine Society of New Jersey, Inc.

Date of Exemption Letter: April 1990

Exemption granted pursuant to section 501(c)(3) of the Internal Revenue Code.

Foundation Classification (if applicable): Not a private foundation as you are an organization described in sections 509(a)(1) and 170(b)(1)(A)(i) of the Internal Revenue Code.

EXCEPTIONAL USE (EU) DISTRICT

ZONING TEXT & PERFORMANCE STANDARDS

AMENDED VERSION 5 — DATA ALIGNMENT & ENGINEERING CORRECTIONS

Applicant:	Harisumiran of OH, Inc. (Subsidiary of Yogi Divine Society)	Amended Date:	May 19, 2026
Property Address:	3740 Walker Road, Hilliard, OH 43026	Township:	Brown Township
Parcel ID:	120-000043-00	Current Zoning:	Agricultural District (A)
Total Acreage:	23.894 Gross Acres (23.51 Net Acres)	Proposed Zoning:	Exceptional Use District (EU)

1.0 PROJECT OVERVIEW & STATEMENT OF INTENT

The Applicant, Harisumiran of OH, Inc., is requesting a Zoning Map Amendment to rezone approximately 23.894 gross acres from the Agricultural District (A) to the Exceptional Use District (EU) under Section 640 of the Franklin County Zoning Resolution. The project intent is to establish a permanent, low-density, faith-based Youth Development, Cultural, and Community Center. The center will be utilized exclusively for leadership training, community service coordination, cultural preservation, and structured youth athletic development.

2.0 PERMITTED USES & ACCESSORY ELEMENTS

Land and structures within this specific Exceptional Use District shall be restricted exclusively to the following primary and accessory operations:

- **Primary Permitted Use:** A non-profit community hall and house of assembly utilized for socio-religious gatherings, youth mentoring programs, career development seminars, and traditional cultural festivals.
- **Permitted Accessory Structures:** An attached or detached mechanical kitchen/restroom support facility, and a dedicated multi-purpose yoga, prayer, and non-commercial resident caretaker space.
- **Permitted Accessory Recreational Uses:** Non-commercial, private outdoor youth recreational fields spanning approximately 60,000 square feet, legally designated exclusively for basketball, volleyball, and traditional cricket.

3.0 DEVELOPMENT & DIMENSIONAL STANDARDS

All permanent structures and property improvements shall conform to the following baseline spatial configurations, restricting over-development and preserving the rural aesthetic of Brown Township:

Development Parameter	Approved Maximum / Minimum Value	Project Compliance Specification
Maximum Building Height (District Baseline)	35 Feet maximum	The formal baseline limit permitted for structural envelopes within this district.
Community Hall Structure Height	26 Feet maximum	Single-story vertical cathedral architecture with 26' ceiling profile.
Residential / Yoga Structure Height	26 Feet maximum	Configured as a maximum two (2) story structure not to exceed 26' total height.
Minimum Front Setback	150 Feet from Walker Road Centerline	All permanent assembly structures sit 240+ feet back.
Minimum Side Setback (North)	50 Feet from Kohn Property Line	Maintained at 100+ feet for athletic facilities.
Minimum Rear Setback (West)	50 Feet from Dever Property Line	Maintained at 300+ feet to buffer open spaces.
Maximum Total Building Footprint	15,000 Square Feet aggregate	Limited strictly to 11,100 Square Feet across 3 structures.
Maximum Impervious Cover	15.0% of Net Site Area maximum	Limited to 12.5% maximum (including asphalt drives).

4.0 ENVIRONMENTAL & OPEN SPACE PERFORMANCE STANDARDS

In absolute alignment with the Big Darby Accord Plan (BDAP) and Rural Density Conservation Overlays, the site design prioritizes natural resource preservation, clean groundwater recharge, and comprehensive stormwater mitigation:

- **Conservation Open Space Preservation:** A minimum of 16.04 total acres shall be permanently maintained as protected open spaces and natural vegetative buffers, which completely satisfies local rural conservation thresholds. This configuration comprises exactly 14.26 acres of unmanaged natural open space and an additional 1.78 acres explicitly designated as a preservation and no-disturb zone.
- **Native Prairie Grass Stabilization:** A minimum of 7.62 acres shall be purposely seeded with deep-rooted native Ohio Prairie Grasses to mitigate sheet-flow stormwater runoff, capture nutrient loads, and structurally preserve the on-site Kokomo silty clay loam and Crosby silt loam soils.
- **Stormwater Management:** A dedicated, dry/wet hybrid retention basin with an explicit top-width configuration of 125.0 feet is established on the southern sector of the parcel to capture, filter, and control post-development discharge velocity into the local drainage system.

5.0 STRICT OPERATIONAL PERFORMANCE STANDARDS & MITIGATION

To permanently mitigate potential negative external factors on the surrounding agricultural and low-density residential neighborhood, the following operational restrictions are legally bound to this text:

5.1 Lighting Restrictions (Dark-Sky & Operation Window)

All outdoor youth playing surfaces, including the cricket court, basketball court, and volleyball courts, shall operate strictly during daylight hours and early evening. All active outdoor recreational activities and associated court uses shall cease and terminate no later than **ninety (90) minutes after official sunset**. The installation of permanent high-intensity commercial stadium lighting or towering overhead sports field light poles is strictly prohibited. All external ambient building security lighting must utilize downward-facing, full-cutoff fixtures.

5.2 Approved Spectator Amenities & Seating Layouts

To accommodate youth tournament viewings and community assembly functions while maintaining low-impact site profiles, **the placement of temporary low-profile spectator bleachers, modular aluminum stands, and movable ground benches shall be explicitly permitted within the perimeters of the recreational playing grounds**. The construction of massive, high-elevation enclosed commercial sports stadiums or towering concrete arena seating infrastructure is strictly prohibited. All spectator amenities shall preserve the continuous ground-level view-shed across open conservation sectors.

5.3 Perimeter Screening & Refuse Buffering: Any centralized waste/refuse collection dumpster shall be structurally screened on all four sides by an opaque fence with a minimum height of 6.0 feet and an absolute visual opacity of 80%, protected by structural steel safety bollards as indicated on the Master Site Plan.

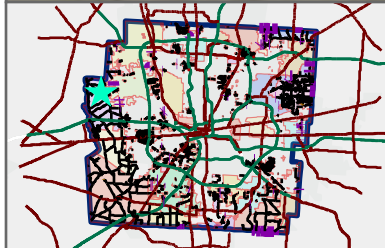
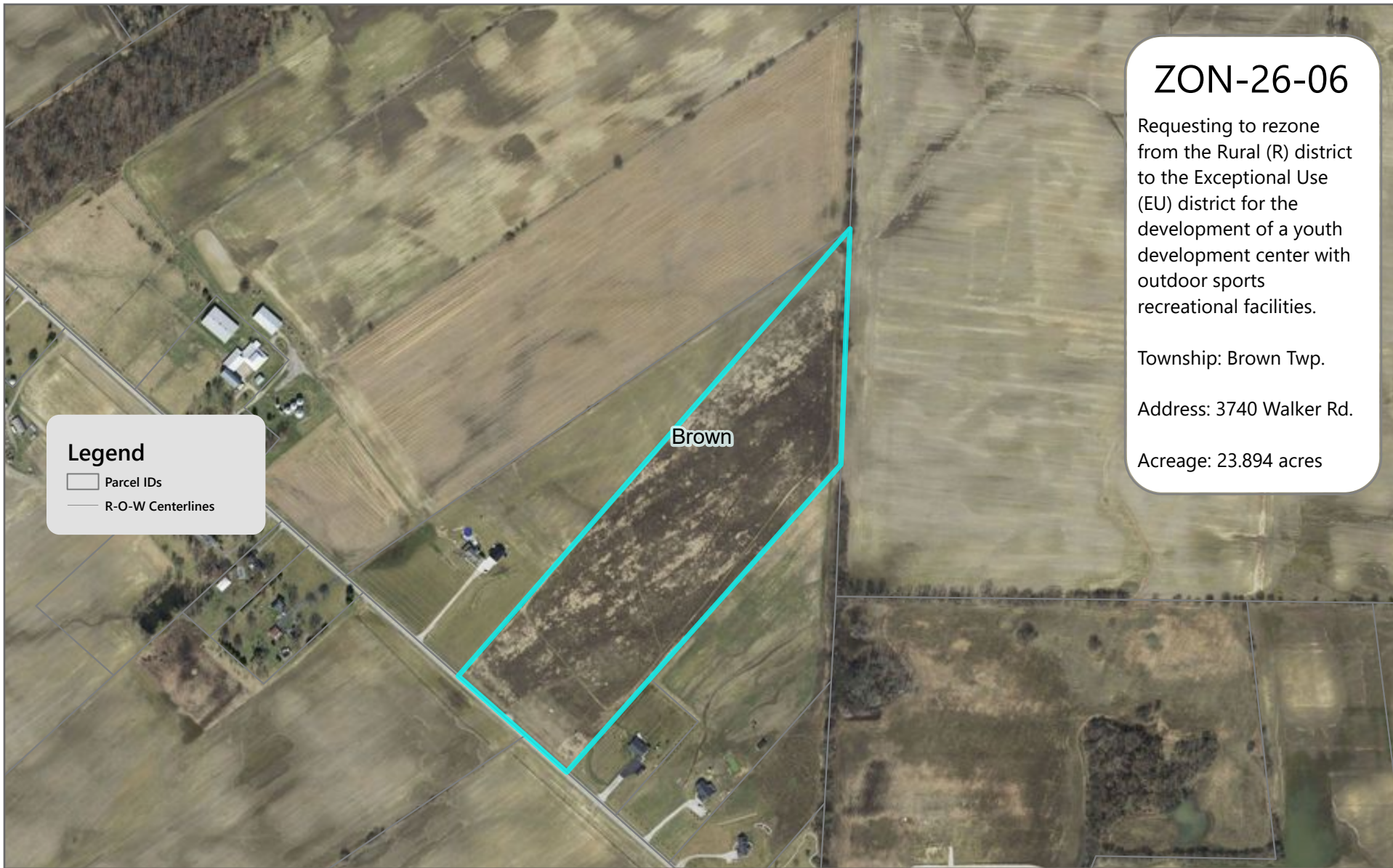
6.0 PUBLIC INFRASTRUCTURE, ACCESS & UTILITIES

- **Sanitary Waste Management:** On-site wastewater treatment shall be managed through a non-discharging, timed-dosing sand mound sewage treatment system comprised of three 350-foot by 15-foot mounds, operating under valid Ohio EPA Long-Term Permit to Install (DSWPTI-250377).
- **Water Supply Infrastructure:** Potable water will be supplied via an on-site public transient non-community water well system (Ohio EPA PWS ID: OH2570753). A mandatory ****sanitary isolation radius of exactly seventy-five (75) feet**** shall be maintained exclusively within property boundary clear-zones, fully aligning with the approved Ohio EPA Well Site engineering plans.
- **Emergency Services & Safety Access:** Internal traffic circulation shall be maintained via a continuous asphalt loop road specifically engineered to accommodate the gross vehicle weight ratings and turning radii required by the Brown Township Fire Department and Franklin County Sheriff emergency response vehicles.

We hereby submit this binding Exceptional Use District Zoning Text as the governing legal text for Parcel 120-000043-00.

Praveen Patel
Authorized Officer, Harisumiran of OH, Inc.

Tarak Bhatt
Authorized Officer, Harisumiran of OH, Inc.



Case File: ZON-26-06



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Esri Community Maps Contributors, Franklin County Auditor, Ohio Rail Development Commission, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 350 700
Feet



ZON-26-06

Requesting to rezone from the Rural (R) district to the Exceptional Use (EU) district for the development of a youth development center with outdoor sports recreational facilities.

Township: Brown Twp.

Address: 3740 Walker Rd.

Acreage: 23.894 acres

Legend

- Parcel IDs
- R-O-W Centerlines

Brown

Case File: ZON-26-06



Franklin County
Board of Commissioners

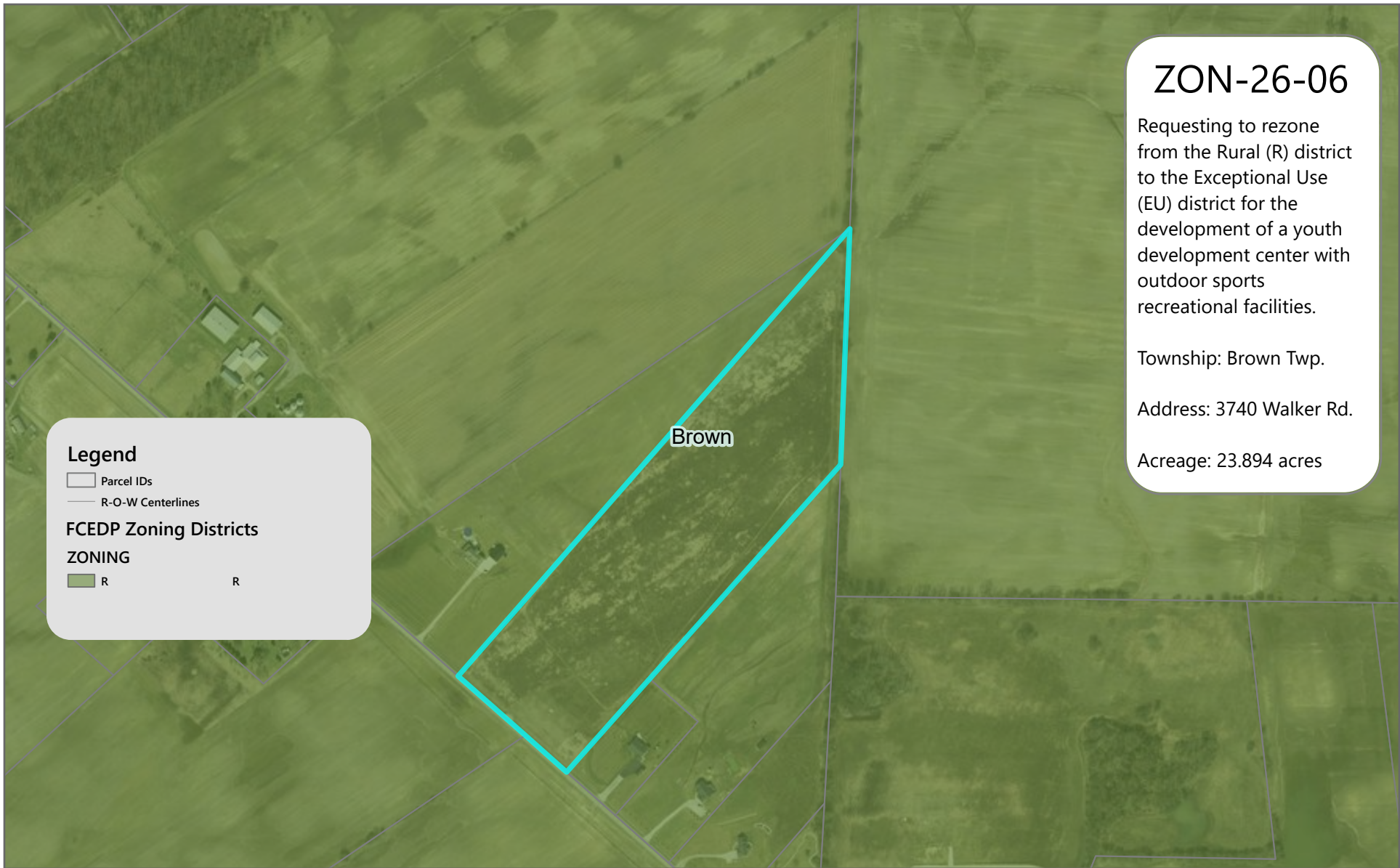
**ECONOMIC DEVELOPMENT
& PLANNING**

Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Esri Community Maps Contributors,

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 225 450
Feet



ZON-26-06

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FCEDP Zoning Districts

ZONING

- R
- R

Brown



Case File: ZON-26-06



Franklin County
Board of Commissioners

**ECONOMIC DEVELOPMENT
& PLANNING**

Esri Community Maps Contributors, Franklin County Auditor, Ohio Rail Development Commission, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

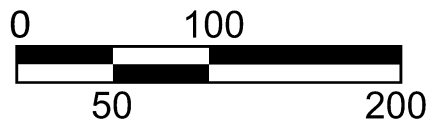
Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



0 350 700
Feet



HORIZONTAL
SCALE IN FEET



5960 WILCOX PLACE, SUITE C
DUBLIN, OHIO 43016

SEALS

FRANKLIN COUNTY, OHIO

3740 WALKER RD.
COMMUNITY
CENTER
PID: 120-000043

BG PROJECT NO. SD008

NO.	DATE	ISSUED FOR	BY

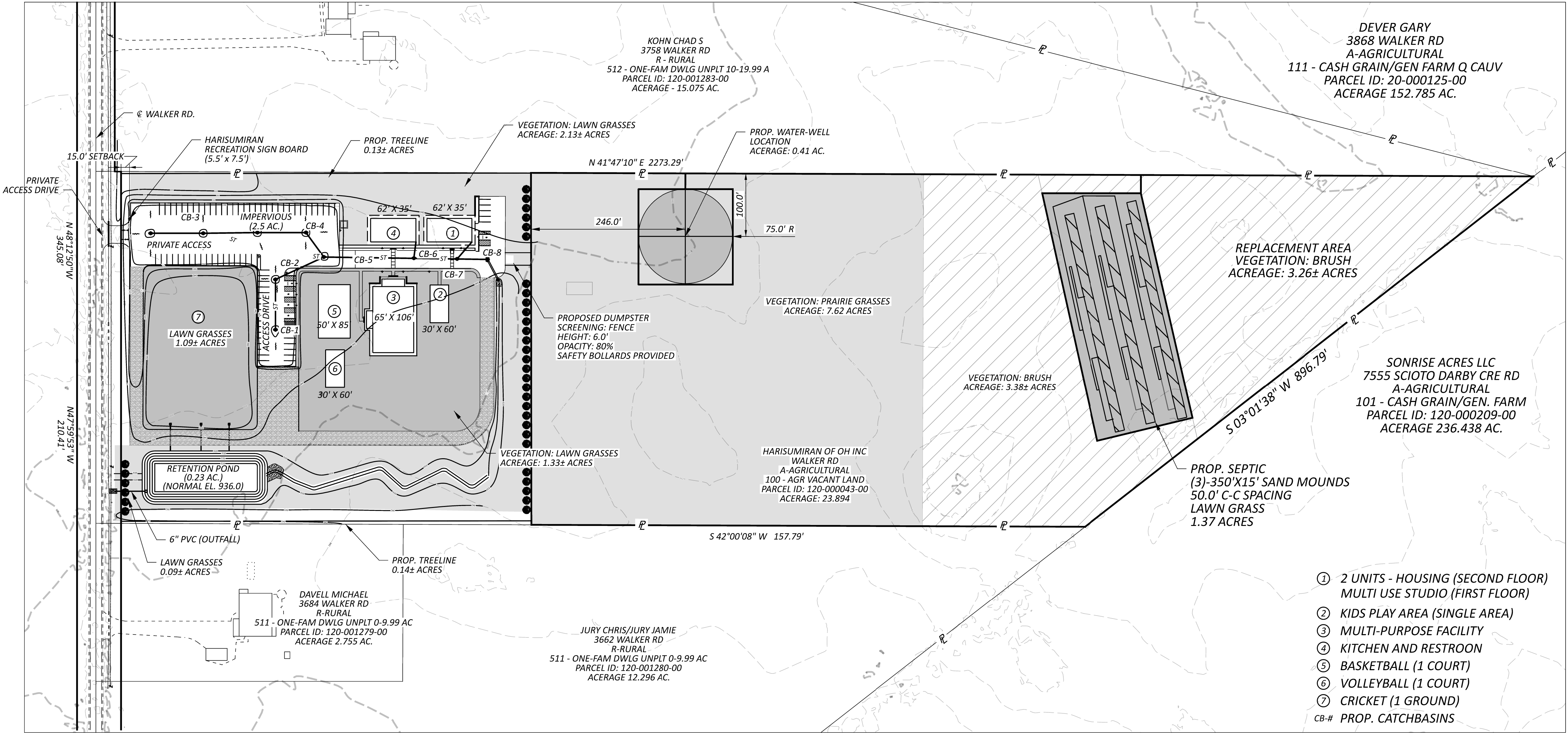
DATE: 06-04-2026
PROJECT NO.: BGE-SD008
FILE NAME: _____
DESIGNED BY: _____
DRAWN BY: LA
CHECKED BY: RG

SHEET TITLE

PROPOSED SITE PLAN
ZONING

SCALE: 1:100

SHEET 01 OF 01



PLAN

LEGEND:

- PRAIRIE GRASSES
- LAWN GRASS
- BRUSH
- WOODS/TREES
- GRAVEL DRIVE

- Ex R/W — EX. RIGHT-OF-WAY EASEMENT
- P — EX. PROPERTY LINE
- C — CENTERLINE
- SAN — EX. SANITARY SEWER LINE
- ST — EX. STORM SEWER LINE
- W — EX. WATERLINE
- OH-E — EX. OVERHEAD POWER LINE
- OH-Comb — EX.G OVERHEAD COMBINED
- XXXXXXXXXX EX. UTILITY TO BE ABANDONED
- X WATER SERVICE ABANDONMENT
- G — EX. GAS LINE
- Ex U — EX. UTILITY EASEMENT
- — CONSERVATION EASEMENT

SITE DATA TABLE	
DEVELOPED AREAS (ACRES)	
SITE AREA (GROSS)	23.9 ACRES
ROADWAYS AND R/W	0.39 ACRES
SITE AREA (NET R/W)	23.51 ACRES
ZONING DISTRICT	100 - AGR VACANT LAND
RESIDENTIAL LAND USE	0.06 ACRES
NON-RESIDENTIAL	23.45 ACRES
OPEN SPACE	
OTHER PRESERVATION AND NO DISTURB ZONES	1.89 ACRES
OPEN MANAGED SPACE	4.64 ACRES
OPEN NATURAL UNMANAGED SPACE	14.04 ACRES

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



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>

You don't often get email from lucasscottrice@gmail.com. [Learn why this is important](#)

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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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.

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;

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

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#6142066681.

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

[!\[\]\(e3f8612927870f2e0f9f5989e6dd3064_img.jpg\)](#)

[!\[\]\(003082e50e3009141f59bd5df831749f_img.jpg\)](#) [!\[\]\(f439ede8735757e3190eab35e168f1de_img.jpg\)](#) [!\[\]\(f5c165e0bd35116675db6686a30b1fea_img.jpg\)](#)

----- 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: 16142066681
>> 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: 6147695599 http://
>>
>> | Columbus | 43215
>>
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any copies of this information.

>>

>> -----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

>>

>>

>> This email was scanned by Bitdefender

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This email was scanned by Bitdefender

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.

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2. Drainage and Runoff Risks

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adjacent lands.

3. Traffic Congestion and Road Safety

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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

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.

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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,

Doug Gerber

3119 Walker Rd

Hilliard Ohio 43026

Brown township resident

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>

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

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 shannon09m@hotmail.com.
[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

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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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Opposition to Case ZON-26-06: Public Comment

From Sonya Voronkova <[REDACTED]>

Date Thu 6/25/2026 2:42 PM

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>

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

Date: June 25th, 2026

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Please add this letter to the permanent case file and distribute it to the board members.

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

Sincerely,

Sonya Voronkova

8485 Scioto Darby creek rd

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 alexasevin@gmail.com. [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.

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,

Alexa and Giovanni Valentino

3099 Walker Rd

Brown Township Resident

Caution

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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>

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

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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Opposition to Case ZON-26-06: Public Comment

Date: June 27, 2026

Dear Members of the Franklin County Rural Zoning Commission,

My name is Scott Dever, I am aware from community meetings that you are receiving numerous letters and respectfully ask that you consider this one in its entirety, enter it into public record and provide a copy to all the members of the Franklin County Rural Zoning Commission. I am truly a lifelong member of Brown Township being born and raised in the house at the corner of Walker Rd and Scioto Darby Creek Rd and in 1951 my folks, my brother and I drove our 20 milking Holsteins down Walker Rd to the farm I now call home at 3868 Walker Rd. In my 80 years I have seen a multitude of changes in my community but for the sake of time I will stay focused on why I am opposed to Case ZON-26-06.

I am not just a farmer, my entire family has always been deeply involved in maintaining the well-being of this community all the way back to my father being on the Board at Brown Elementary and my brother, Gary Dever, who was a Township Trustee for 47 years and helped develop the Environmental Conservation District and the Big Darby Accord. I have also farmed much of this ground that has now been developed and can testify to the strains that even a single-family home can have on the effects of normal established purifying drainage and how quickly it can be changed and cause detrimental effects to areas that prior to were not negatively affected. Just adding drainage tile does not fix problems, we have the health of the Big Darby to consider, and this is the purpose of the Big Darby Accord. Drainage tile does not purify water that runs through it, only land can purify the water as it naturally is strained through it. Current Drainage Petitions are proof that the soil types surrounding the Darby are already pushed to the capacities to filter and move the water causing flooding and ponding of resident's properties. Currently we have more developments to the east and north of Walker Rd installing very large drainage tile running to the ends of their properties and then it just stops, goes to ponds which overflows, or it is directed into a much smaller preexisting tile that dates back to the WPA days , much of which has either been invaded by tree roots, silted in, crushed from time or some even cut and never reestablished during home construction. This causes further flooding of the properties closer to the Darby that have no options due to Accord restrictions on the amount and types of water that can be deposited in the Darby.

Our roads are currently experiencing larger than normal traffic patterns due to construction vehicles looking to bypass newly installed traffic circles in other areas. Our road shoulders are unsafely being broken down, with speeds on our straight stretches of Walker Rd rivaling

a speedway during morning and evening commute times. Increasing numbers of disrespectful motorists who instead of simply staying on your driveway, will use your yard as a turnaround all while texting on their phones, endangering anything in their paths while looking for their destination. We are a residential farm community that has already welcomed a balance of religious organizations such as the Temple ISKCON Greater Columbus at 3508 Walker Rd, Movement Church at 2881 Walker Rd as well as having recreational fields available at the Hilliard Bradley High School located at 2800 Walker Rd. All these facilities offer numerous programs open to the public and are very welcoming to all. The homeowners around these facilities and those on Walker Rd, which is the main road through Brown Township, can attest to impact these current locations have on their quality of rural life due to increased traffic, noise and general safety.

Our current community is keenly aware of inevitable growth and the strains that come with it, but we also realize that at this time our infrastructure cannot facilitate any heavier density zoning models, especially those of Exceptional Use zoning provision that is being proposed. As specifically stated in Exceptional Use that this designation is used for applications that are going to have a high impact on an area and this does not fit into the Brown Township Comprehensive Plan or the protection of the Darby Accord. It is for these reasons that I am asking your Commission to respectfully decline the application of Zoning for Exceptional Use to the Property at 3740 Walker Rd, Hilliard, Ohio 43026, Case No. ZON-26-06.

Sincerely,

Scott Dever

3868 Walker Rd

Hilliard, Ohio 43026

Brown Township Resident

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 ZONE-26-06: Public Comment

Date: June 29th, 2026

Dear Members of the Franklin County Rural Zoning Commission,

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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.

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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, 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,
Blake and McKenzie Scipio
8348 Carter Road
Hilliard, Ohio 43026

Brown Township Resident

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

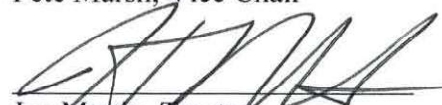
BOARD OF TRUSTEES
BROWN TOWNSHIP,
FRANKLIN COUNTY

ATTEST:


Fiscal Officer


Pam Sayre, Chair


Pete Marsh, Vice Chair


Joe Martin, Trustee

