

RECORD OF PROCEEDINGS

Minutes of the Development Committee

Held on March 12th, 2025



Village of West Jefferson Council Development Committee

MINUTES

March 12th, 2025

CALL TO ORDER

Chairperson Linda Hall called the Development Committee Meeting to Order at 4:30 P.M.

ROLL CALL

Committee Members: Linda Hall, Howard Wade, Jimmy Little.

Quorum Declare: 3 present, 0 absent.

Other Village Employees attending: Director of Development, Tom Hale; Public Service Director, John Mitchell; Building & Zoning Code Enforcement Official, Kristie West; and Clerk of Council, Tisha Edwards.

APPROVAL OF AGENDA AND MINUTES:

Motion to Adopt the Agenda was moved by Jimmy Little and seconded by Howard Wade.

All in Favor

Motion to Approve the Minutes the minutes of the January 3rd, 2025 Development Committee meeting were approved at the January 21st, 2025 Regular meeting of Council.

All in Favor

OLD BUSINESS: None

NEW BUSINESS:

A.) Meeting to discuss the Gateway Point/WXZ Project

RESOLUTION 25-014, TO CONSIDER THE PRELIMINARY DEVELOPMENT PLAN AS PRESENTED IN ACCORDANCE WITH ORDINANCE 1125.10, FOR 18.241 +/- ACRES PARCEL #16-00010.000 sections A & D.

Chairperson Linda Hall asked Director of Development, Tom Hale, if he would like to start the discussion. Director Hale stated that he thought it was important to explain what parcels A & D were and showed the committee on the screen that was projected. They refer to it as the Huntington Bank parcel. It is located between Loves Travel Stop and I-70 which is considered the southeast corner by the interchange. There has been a lot of dialogue about this parcel. Representatives of this parcel were at the Loves Travel Stop hearing. When Love's was approved there was a lot of discussion about ingress/egress,

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how to get in and out of the site. Last week the Planning and Zoning Commission had their first hearing of the project, and the case was presented to them. The parcel as you see it has been broken into 5 parcels which is shown on the sheet in front of you. There are parcels A-E. It was stated that they are coming in for a site plan of Parcel A but there is a caveat to that. The ingress and egress to that are in Parcel D. The development text that you have is development that they would propose for all the parcels. But the approval that you will hear at your hearing will only be for A & D. The biggest thing to keep in mind is that the ingress/egress has been denied by the Village and not recommended by ODOT as well. There is documentation that supports that. The developer still insists through traffic studies and turn warrant studies that this is viable to do. Your Planning Commission voted 3-1 to disapprove the recommendation to Council. Council of course has the right to override that. The developer does not show on their submission the access from the Love's site but in the Planning and Zoning minutes you will see where they reference this a lot. He would encourage you to read the draft form of the minutes but of course they have not been approved and won't be until the next meeting. You will hear the developer's attorney use the word approved and he had to remind the Planning Commission that they are not approving anything; they are merely making a recommendation. You could approve the site if you chose to or even the ingress/egress, but as a reminder there is supporting documentation that the ingress/egress shows it is in conflict.

The intent of ours today is that in the past Council has stated they want more information on the developments, and he feels that this committee's role is to do just that. This is all public information now and you see what has been proposed, and you have seen Planning & Zonings recommendation to disapprove it based on the dialogue and the letters that have been generated by John, Choice One Engineering and ODOT. The thing to keep in mind is Parcel A & D are what you are evaluating for approval because you can't have one without the other. In very small print on the building on Parcel A indicates Circle K. They were asked in the meeting by the Planning and Zoning Commission, is that Circle K? Circle K gave the developer permission to reveal that is who they have a pending lease with. If the approaches and curb cuts were designed and approved this way, that Circle K would in fact enter into an agreement with them. We have heard on social media that Circle K is pulling out on the corner of 142 and Rt 40 and that is not anything the Village has been made aware of. Circle K has not contacted the Village and said that they are out, and legal counsel has not heard that either. Public Service Director, John Mitchell stated that 2 or 3 years ago, Circle K approached the Village about putting a location at 29 & 70 but that they were also interested in a location in town. The interstate traffic is a different customer than in town traffic. Director Hale stated that as far as the Village is concerned, we have an approved final development plan with the developer and the architect has been in touch with him and that was back in the winter. Director Hale also mentioned that in the Planning and Zoning minutes, you will see when they are released that it was indicated in the meeting that the lease with Circle K at the Rt 29 location would not be signed if this particular roadway is not approved. Director Mitchell stated that about a month ago, he spoke with Circle K that will be located at 142 and Rt 40 and let them know that they will need to complete a new traffic impact study due to the age of the one on file. He believes that is what they are currently working on now. Clerk of Council stated that this is what was also indicated to her by legal counsel.

Director Hale stated that the one think that makes our planned text very confusing in our Ordinance is that it will refer to rezoning and preliminary/final development plan all in the same language. This was annexed and zoned a long time ago. So that is not what is in question. This is strictly the for the site.

Director Mitchell stated that if you look at the Loves layout that he had required Loves to do the dedicated road in the back, going toward the creek so that there would be access over to the property in question. Loves said that was no problem and gave the right of way to us on the plat. This is an option for the developer to use. He mentioned to the developer that they need to start looking at this road as an option for access. Committee member Jimmy Little asked why they are not using another access point and

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Director Mitchell stated that they need room for stacking for semi-trucks. Committee member Howard Wade asked Director Hale if he heard him correctly that there is only one egress in Parcel A? Director Hale stated that currently there is not any. What they are proposing is that a particular driveway that he showed on the plan will feed that, this is Rt. 29, right in/right out, all in/right out. The all in is the focus and what they are emphasizing they will need. Director Mitchell stated that what their studies show and what ODOT would allow is one right in and right out. Not two. In your packet is an email from ODOT dated August 16th stating they would not allow it. The Village worked with WXZ for another 4 or 5 months trying to see if we could make it work and it doesn't. We had Choice One rode with us, after marking it off to see if it would work and they said no it was too dangerous, and Tom drives it everyday into work and comes off the slip lane. Director Hale said they have already had some accidents, and you have three options to go into 2. It's 3 down to 2 immediately, the far right lane is a turn right lane into Commerce and your inside lane is your lane to stay on 29. If you come off of the interstate, you have to merge twice quickly before the traffic light. This is a routine driver's opinion, not reflective of my employment, but he is not a fan of how that was done. ODOT took about 3 acres of the developer's land to create the new interchange which is in the Planning & Zoning minutes as well. Director Mitchell stated that it was right of way. Director Hale stated that he has to give the Auditors office, they are keeping their mapping updated and flying it a lot and so this map is pretty up to date. Committee member Jimmy Little asked if it was built this way because they are looking to widen 29 in the future? Director Mitchell asked them or us. Director Mitchell stated that the next plan for us is, he is going to start working with Choice One to look at making one of the existing lanes a thru and right turn lane and then add another right lane that goes down to Enterprise. ODOT used to collect the fees to build, but now the Village is collecting the fees from the property owners. Like when Love's developed, the Village charged them \$9,200.00 x 10 or 12 acres, same with Racetrac or whoever decides to develop in the Rt 29/Rt. 40 corridor. We have money saved already since we took it over to use for infrastructure as more traffic comes out there. Committee member Little asked if their complaint is that the access road is too far back and discourages them from coming back. Director Mitchell stated that we all travel throughout the country, and we all go to hotels and restaurants that you have to take an access road to get to it. Committee member Little stated that this is the same application. Director Hale indicated that Parcel B is designated for a hotel and so their indication to Planning & Zoning was that the service road is too far back to feed the other vendors. Director Mitchell pointed to the ingress/egress and stated first and foremost, these are unsafe and not allowed by ODOT policies and Engineering studies. The Village also agrees that it is not safe. Secondly, there is no way to turn left out of any one of the parcels to go back into town, you have to go right and go through two roundabouts to head back to town. The option we suggested by taking the service route by Loves and coming out to Timmons Way allows them to come to a signal and turn left. Committee member Little asked if the recommendation is to not allow the curb cuts and to only have them come off of Timmons? Director Mitchell stated that they would allow 1 right in and 1 right out. Director Hale stated that he wanted to remind the Committee that when Council gets this they will have 3 options. To approve, to approve with modifications or to disapprove. You could state that you will approve with modification if you use the service road or if your right in and right out be submitted for approval through Engineering. Location would be determined by Engineering through the study, but the point is you have the right to approve with modifications. Committee Chairperson, Linda Hall, stated, so we have a planned mixed use development complex that is going to be a pretty big venture. The traffic is going to be horrific. Director Mitchell stated that they are trying to capture interstate traffic for these businesses and Director Hale stated that it is a high profile corner. Committee member Howard Wade asked who came up with the plan and the Directors stated the Huntington bank group hired the developers. Committee member Little stated that this is like the new Kroger in Jerome. They have a right in and right out. Director Mitchell stated again that as we all know we have been to hotels and restaurants where you have to take an access road. Council Clerk Edwards mentioned that Stringtown Road in Grove City has almost all access road to get to hotels or restaurants and it works great. Director Hale stated that this is the purpose of having the Development Committee because now

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you can report to your Council the knowledge of what is coming. There will not be multiple readings because we are not rezoning it's simply a preliminary development plan so they would have to come back to Planning & Zoning for the final approval. Council would want to make any modifications at that time and then the Planning Commissions job is to make sure they are following your modifications and that they haven't changed anything major. Clerk of Council Edwards stated that Carly at BrickerGraydon has been emailed and is aware of the project. She will be scheduling a call to talk with Director Hale so that she is up to date on everything before the Public Hearing. We will then post the Public Hearing Notice for 30 days and have that in April or May. Chairperson Linda Hall asked if the letter to WXZ Development Inc. tells them what they can do. Director Mitchell stated that yes, it lets them know that they will only allow a right in, right out, on 29. Chairperson Hall continued to say that is a lot of traffic and a lot of everything over there, a lot of business. Director Mitchell stated that the right in and right out are safe. Director Mitchell stated that where the old boot shop used to be will now be a RaceTrac Convenience Store/gas station and they are only allowed a right in/right out and they wanted a left, but we wouldn't allow it. Committee member Wade asked how many acres that project was, and Director Mitchell stated he believed 7 acres. Director Hale stated that remember the addressing over the years in the industrial park was done incorrectly so now when we address things it is very challenging because you have to have 911 involved. There is a county wide grid system and we kind of went against the grid before. Now Loves for instance may face Rt 29 but their address is 540 Timmons Way. RaceTrac's is 2 Commerce Parkway. Racetrac faces Rt 29 as well. Addressing this project? We are not even there yet. Addressing is very challenging in that area. The other problem is we don't have north, south, east, and west so the grid runs one way, but the parcels run diagonally. It makes it difficult to give correct addressing to 911 which is a valid concern. There was a situation that happened where 911 had to be called two summers ago and it brought awareness to all of it. Fire and EMS has stated this needs to be displayed properly and addressed. For example, Jefferson Industries no one changed their addressing to Village addressing so they use County addressing. We are trying to be consistent with what was done with RaceTrac, they were given an access road from Commerce Park and not allowed a left in. Chairperson Linda Hall asked if putting a development like this with all of those amenities in it wouldn't it explode that area? Director Mitchell stated no, and it was stated by a few, not if the traffic is done correctly. You have Timmons Way, and you can control it with a signal. It is something that we need if it has a hotel and restaurants. Committee member Little stated that the hotel is needed because we need to support all of the warehouses. Council Clerk Edwards stated that unfortunately now when people come in from out of town to visit or to attend the Farm Science review, they have to stay in Hilliard or Springfield as the closest locations due to their being no hotels in between. Director Hale stated there is a hotel on 42. It was stated that it is primarily used for the trucking industry. Chairperson Hall asked if we knew what hotel it would be, and both Directors stated that has not been stated. Director Mitchell stated that if a hotel is going in then you know there will be a nice sit down restaurant that will be added. Council Clerk Edwards stated that just the Executives alone that come into the commerce district to visit will make the hotel beneficial. Director Mitchell stated that Amazon alone has 100 managers from across the country and they all had to stay in Hilliard and Dublin. Director Hale asked if the Committee had a good understanding, and they all stated yes. Council Clerk Edwards reminded the Committee that this will not be on Mondays agenda and that once she is given the go ahead she will place the Public Notice in the Madison Messenger and run the notice for 30 days and then the Public hearing will occur. Director Hale stated that at the time on the Agenda where they ask for Committee reports, the Chairperson could state that the committee met and we have a development that will be coming for Public Hearing and that if any Council members had questions, she would encourage them to reach out to the development committee or the Development Department.

Chairperson, Linda Hall asked the Committee if they would like to recommend the project to Council with modifications of just the right in/right out on Rt. 29 and the approval would be by the Public Service Director and the Village Engineer of the placement. Chairperson, Linda Hall asked for a motion and Howard Wade motioned and Jimmy Little seconded.

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Yea's: Linda Hall, Howard Wade and Jimmy Little. Nay's: None. Motion passed 3-0.

Director Mitchell stated that as a whole the Village supports this type of Development out there, we just want to make sure that the access points are safe. Chairperson Hall stated that she has a niece from out of town and when she comes into town, she stays in Hilliard or Dublin because there isn't a hotel closer for her to stay. It would be nice for her to be able to stay in town.

ADJOURN

Motion to Adjourn by Howard Wade at 5:15 p.m. seconded by Jimmy Little.

All in favor

Linda Hall
Chairperson, Linda Hall

4-7-25
Date

Tisha Edwards
Clerk of Council, Tisha Edwards

4-8-25
Date



28 East Main Street
West Jefferson, Ohio 43162
Office# 614-379-5250

Director
Thomas A. Hale

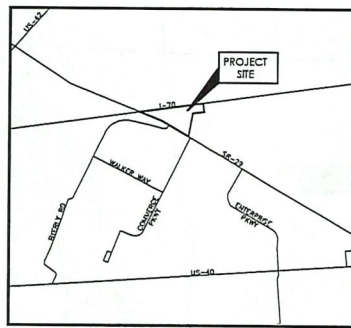
Department of Development
thale@westjeffersonohio.gov

VILLAGE OF WEST JEFFERSON PLANNING/ZONING COMMISSION

Council Recommendation Form

- Planning & Zoning Meeting Date: March 5, 2025
- Project / Development: vacant - undeveloped
- Representative: Mark Antonetz - Sands Decker
- Case Number: PC-25-3
- Address: Parcel #16-00010.000
- Summary of Action / Recommendation:
To disapprove the preliminary development plan as presented.
- Chairman Signature / Date: Paula Hay, March 5, 2025
- Council Approval / Disapproval Date:

THE VILLAGE OF WEST JEFFERSON
MADISON, OHIO
GATEWAY POINTE
SR-29 WEST JEFFERSON, OH 43162



VICINITY MAP
1/10" = 1" (1)

- INDEX OF SHEETS
- C100 TITLE SHEET
 - C101 EXISTING SITE SURVEY
 - C102 OVERALL SITE PLAN
 - C103 PARCEL A SITE PLAN
 - C104 PARCEL B & C SITE PLAN
 - C105 PARCEL D & E SITE PLAN
 - C106 SITE UTILITY PLAN
 - C107 LANDSCAPE PLAN

GENERAL ZONING INFORMATION	
CENTRED ADDRESS	STATE ROUTE 29
PARCEL NO.	16-00010.000
ZONING CLASSIFICATION/DISTRICT	PLANNED COMMERCIAL DISTRICT
HEIGHT DISTRICT	60'-0"
COMMERCIAL OVERLAY	N/A
TOTAL SITE AREA (SF OR AC)	18,764 AC
FLOOD INSURANCE RATE MAP (FIRM) NUMBER	33097CD175D
MOST RECENT EFFECTIVE DATE OF FIRM	6/16/2010
BASE FLOOD ELEVATION (BFE)	ZONE X

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ENGINEERS & SURVEYORS

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Columbus, Ohio 43220
614-437-7772

422 North Broad Street
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507 Main Street
Zanesville, Ohio 43701
740-450-1442

NOT FOR
CONSTRUCTION



R. L. L. L. 12/21/23
Registered Engineer Date

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GATEWAY POINTE
SR-29 WEST JEFFERSON, OH 43162

1303-24 PRELIMINARY DEVELOPMENT PLAN

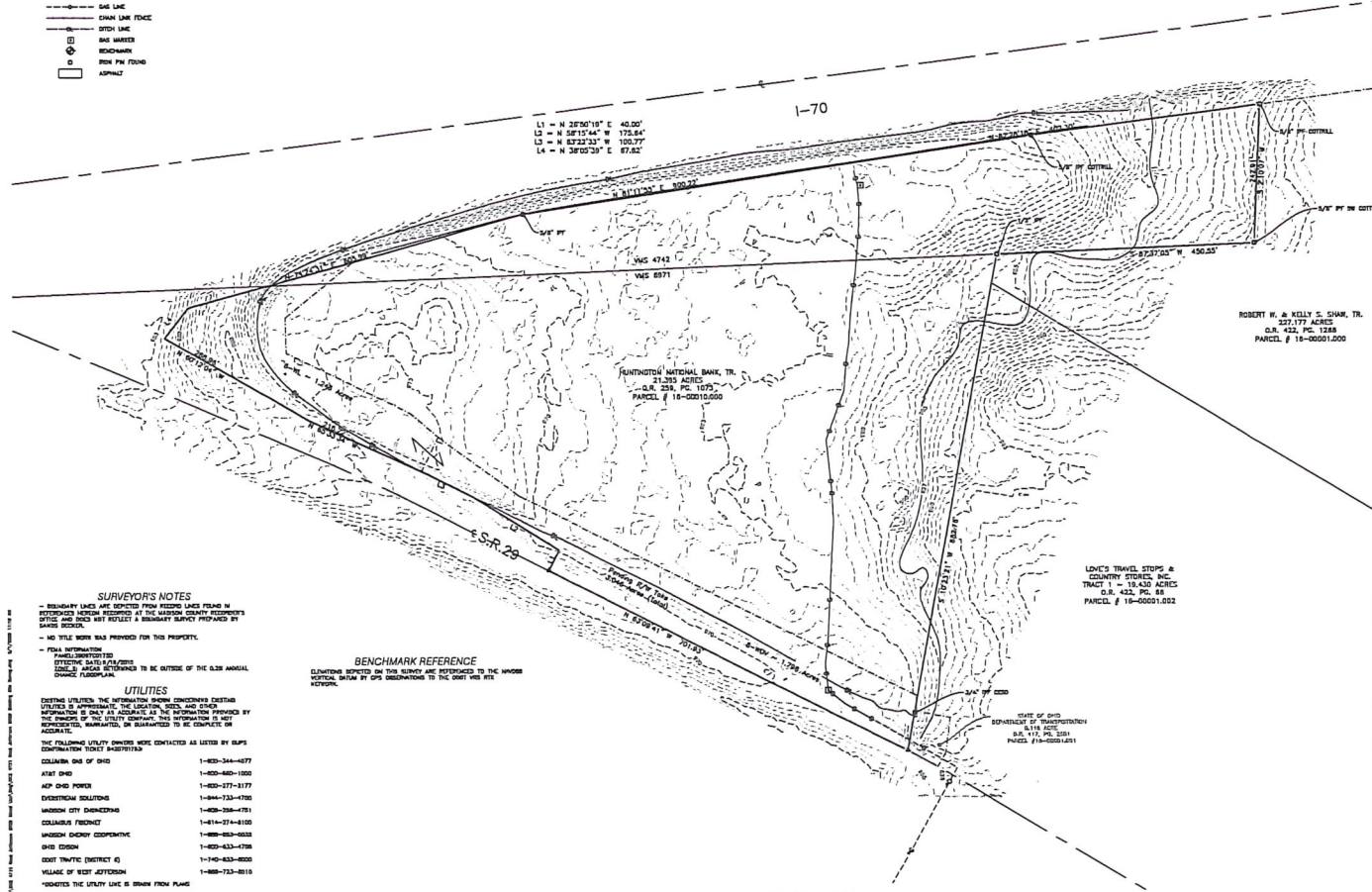


TITLE SHEET
C100

5/15/24 01:11 PM Jeffrey 2024 West Jefferson SR-29 West Jefferson, OH 43162 - 1/10" = 1" (1)

LEGEND

---	PROPERTY LINE
---	RAIL LINE
---	CHAIN LINK FENCE
---	SPOT LINE
□	BAR MARKER
○	BENCHMARK
○	IRON PIN FOUND
□	ASPHALT



SURVEYOR'S NOTES

- BOUNDARY LINES ARE SHOWN FROM LINES FOUND IN REPRODUCTION RECORDS BY THE MASSACHUSETTS REGISTERED PROFESSIONAL SURVEYOR'S OFFICE AND DO NOT REFLECT A RE-SURVEY BY SANDS DECKER.
- NO TITLE WORK WAS PROVIDED FOR THIS PROPERTY.
- FOR A INFORMATION:
 - 1. FENCIBLES/POSTED
 - 2. ERECTING BARRIERS
 - 3. CLOSING AREAS OUTSIDE OF THE 528 ANNUAL CHAIN LINK FENCE

UTILITIES

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EVERETTSON SOLUTIONS	1-800-733-4780
WADSWORTH CITY ENGINEERING	1-402-288-4751
COLUMBIAN FIBERNET	1-814-274-8100
WADSWORTH ENERGY COOPERATIVE	1-888-850-0028
OHIO POWER	1-800-433-4788
SOOT TRAFFIC DISTRICT (S)	1-740-633-8000
VILLAGE OF WEST JEFFERSON	1-888-733-8010

*INDICATES THE UTILITY LINE IS DRAWN FROM PLANS

L1 = N 27°50'10" E 40.00'
 L2 = N 28°57'40" W 175.84'
 L3 = N 83°23'33" W 100.77'
 L4 = N 30°50'30" E 67.62'

SANDS DECKER
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287 North Street
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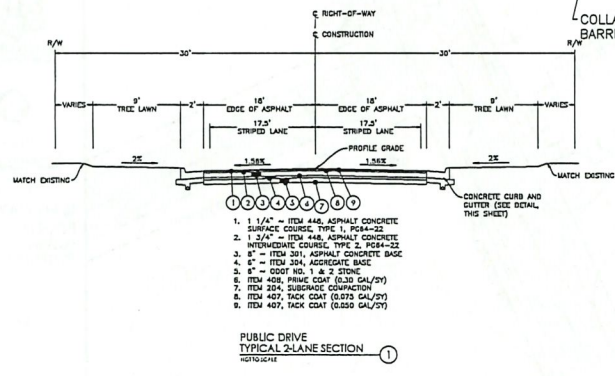
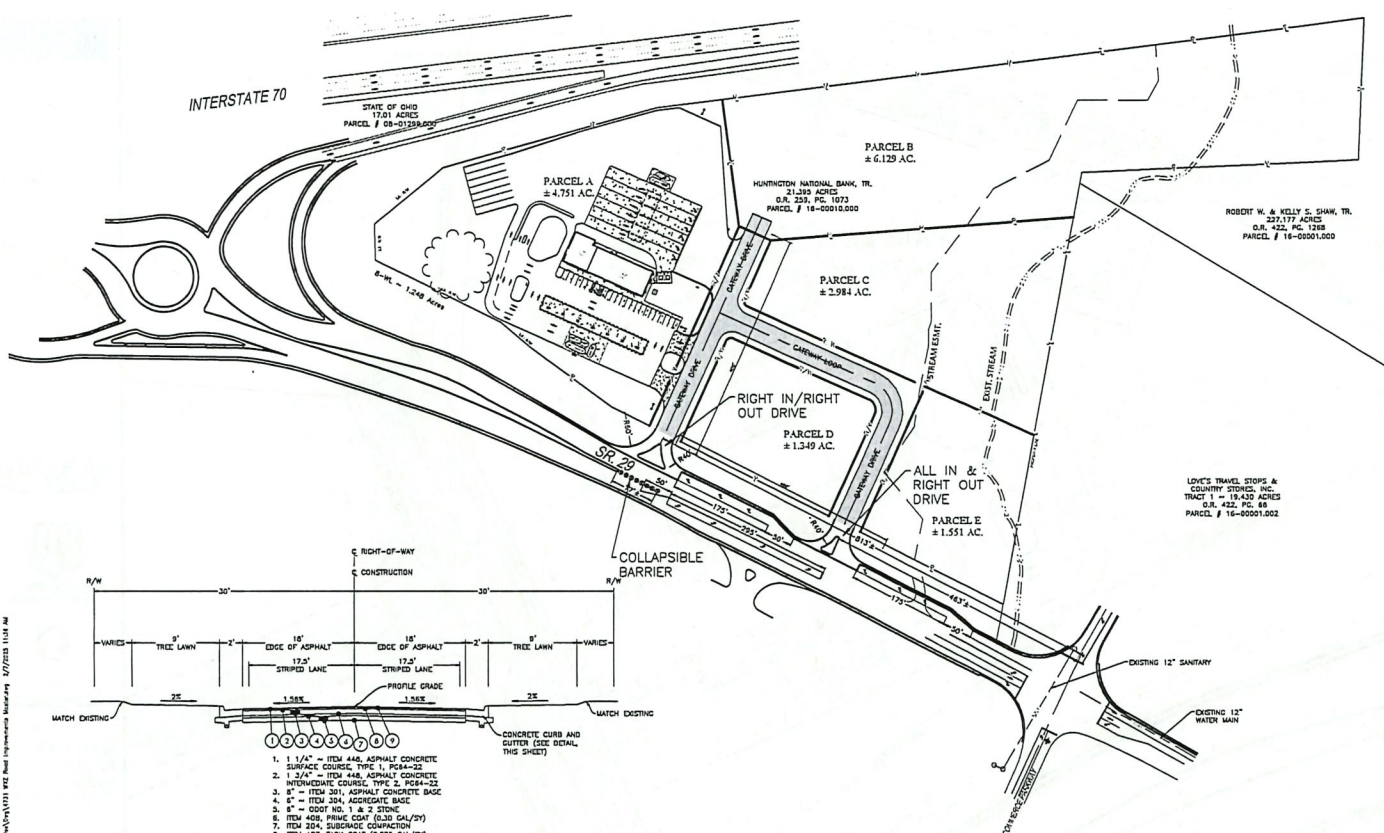
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GATEWAY POINTE
 SR-29 WEST
 JEFFERSON, OH 43142

14-04-21 PFEELJAHKFF00V0LCP010111
 P.1/11

EXISTING SITE SURVEY
 C101
 10/10/2021



SAVE: 4311 West Jefferson Street, West Jefferson, OH 43081, 747-2728, 11/18/18



OFFICES
1415 Old Henderson Road
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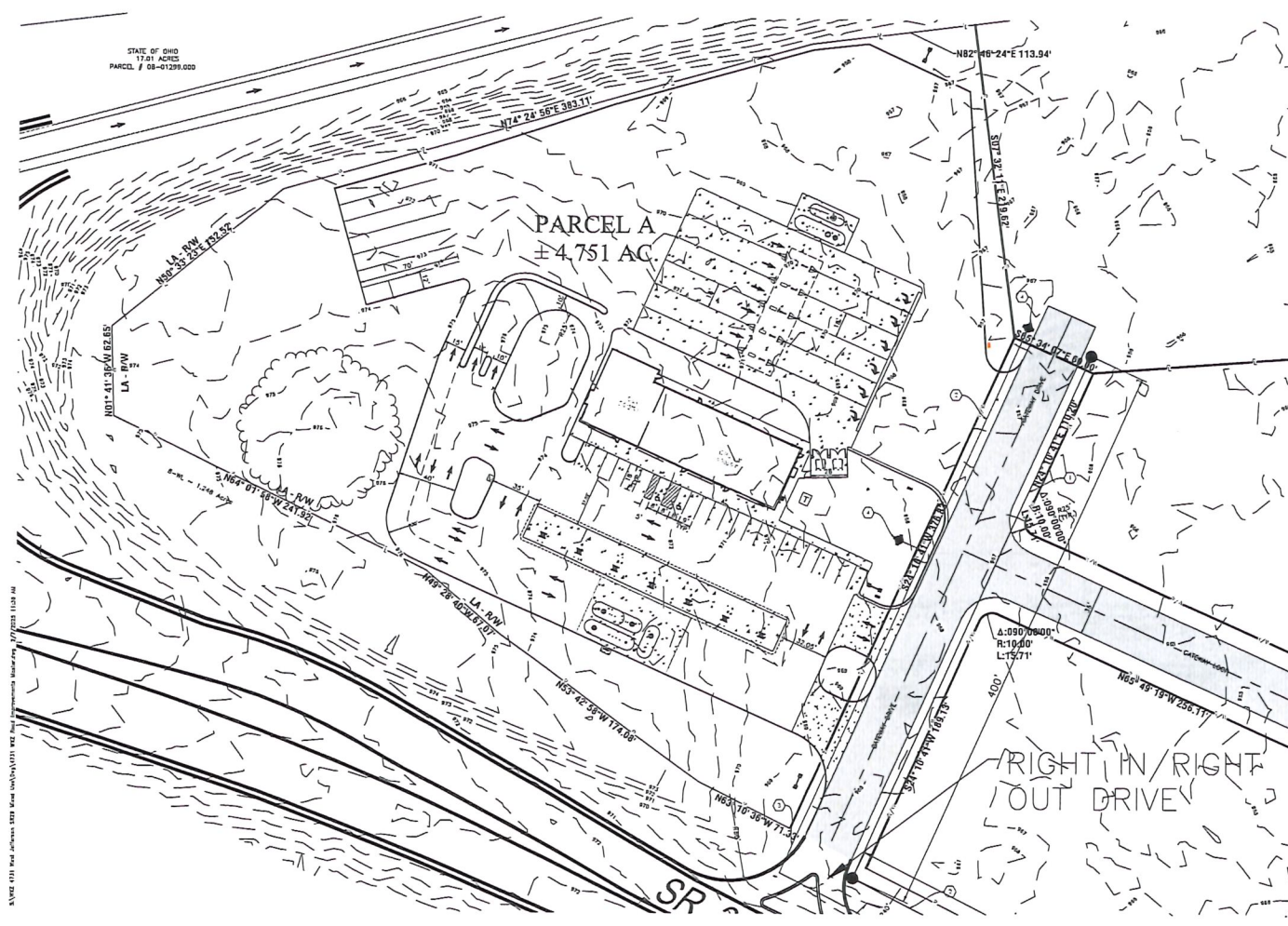
GRAPHIC SCALE

1" = 50'
(2" X 3" PLAN)

GATEWAY
POINTE
SR-29 WEST
JEFFERSON, OH 43162

1204-HI PROJ03833706/06/08/08/18
FL 01

OVERALL SITE PLAN
C102
20 PROJECT 1103_4731



STATE OF OHIO
 17.01 ACRES
 PARCEL # 08-01295.000

PARCEL A
 ± 4.751 AC.

RIGHT IN / RIGHT
 OUT DRIVE



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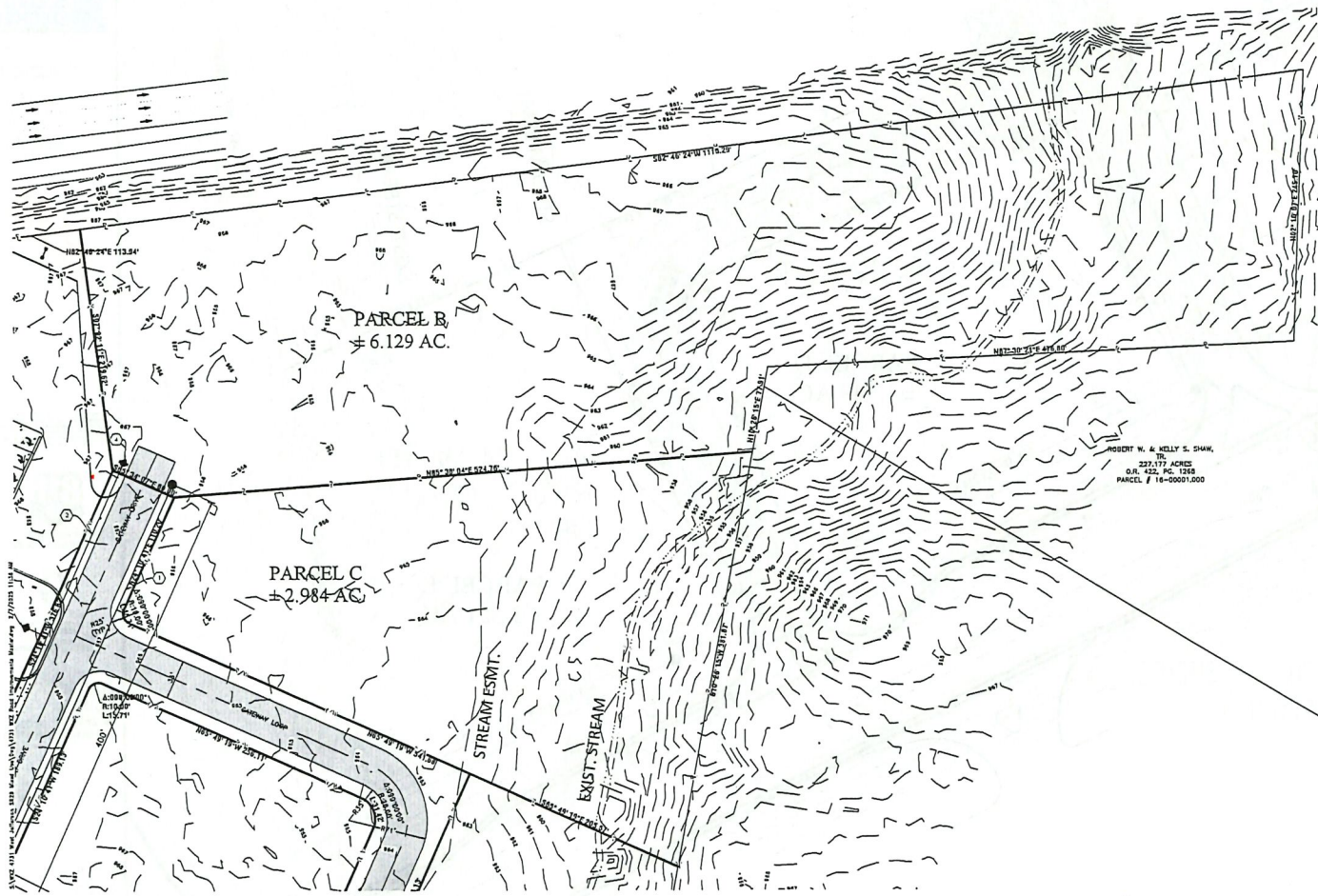
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GATEWAY
 POINTE
 SR-29 WEST
 JEFFERSON, OH 43162

1-20-24 PFEILAH1147 DEVELOPMENT # 14

OVERALL SITE PLAN
 C103
 20 PROJECT #10-031



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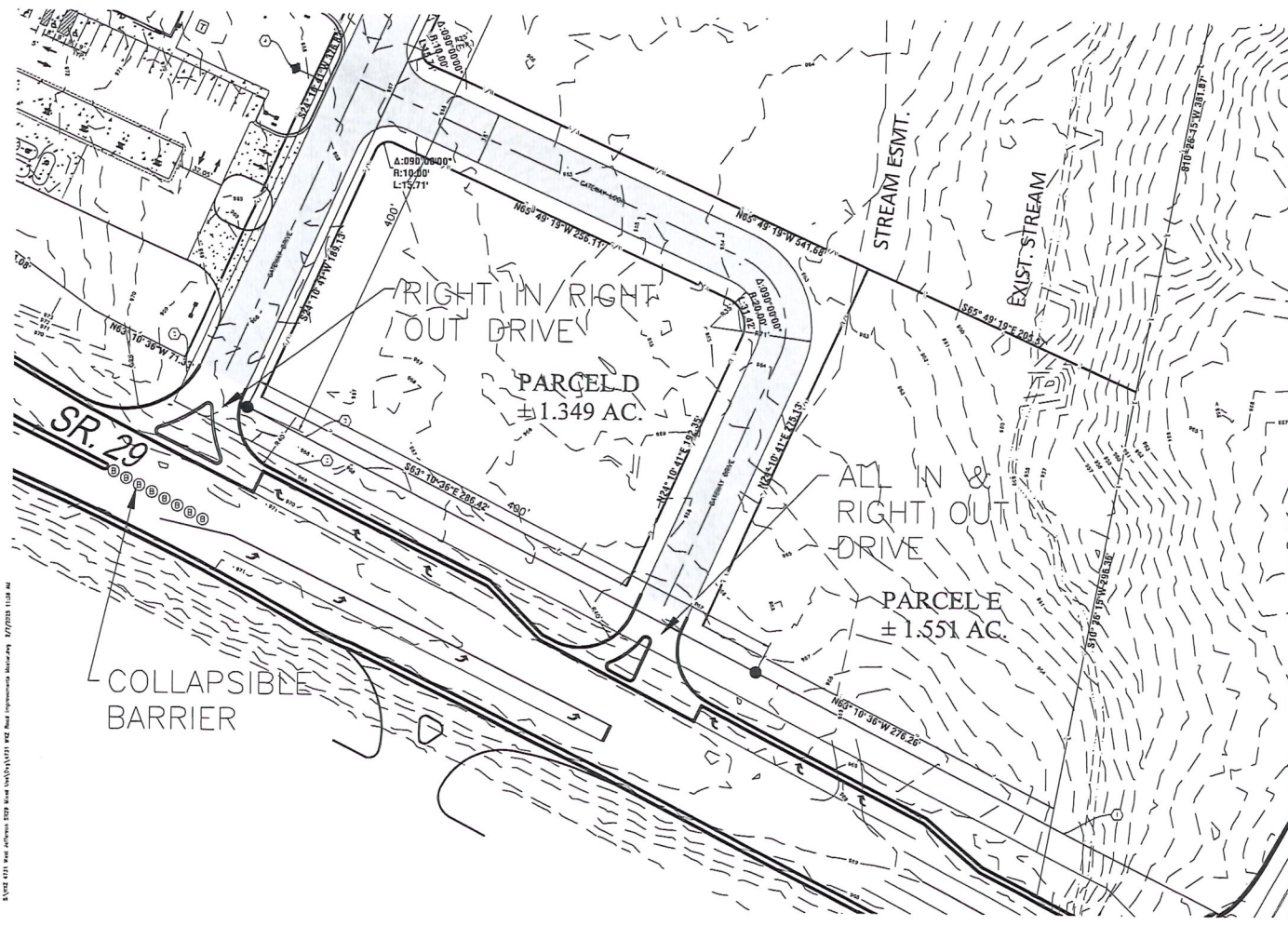


GRAPHIC SCALE
1" = 40'
(20' x 24" PLOT)

GATEWAY POINTE
SR-29 WEST
JEFFERSON, OH 43162

1-20-24 PRELIMINARY DEVELOPMENT PLAN

PARCEL B & C SITE PLAN
C104
SD PROJECT NO. 421



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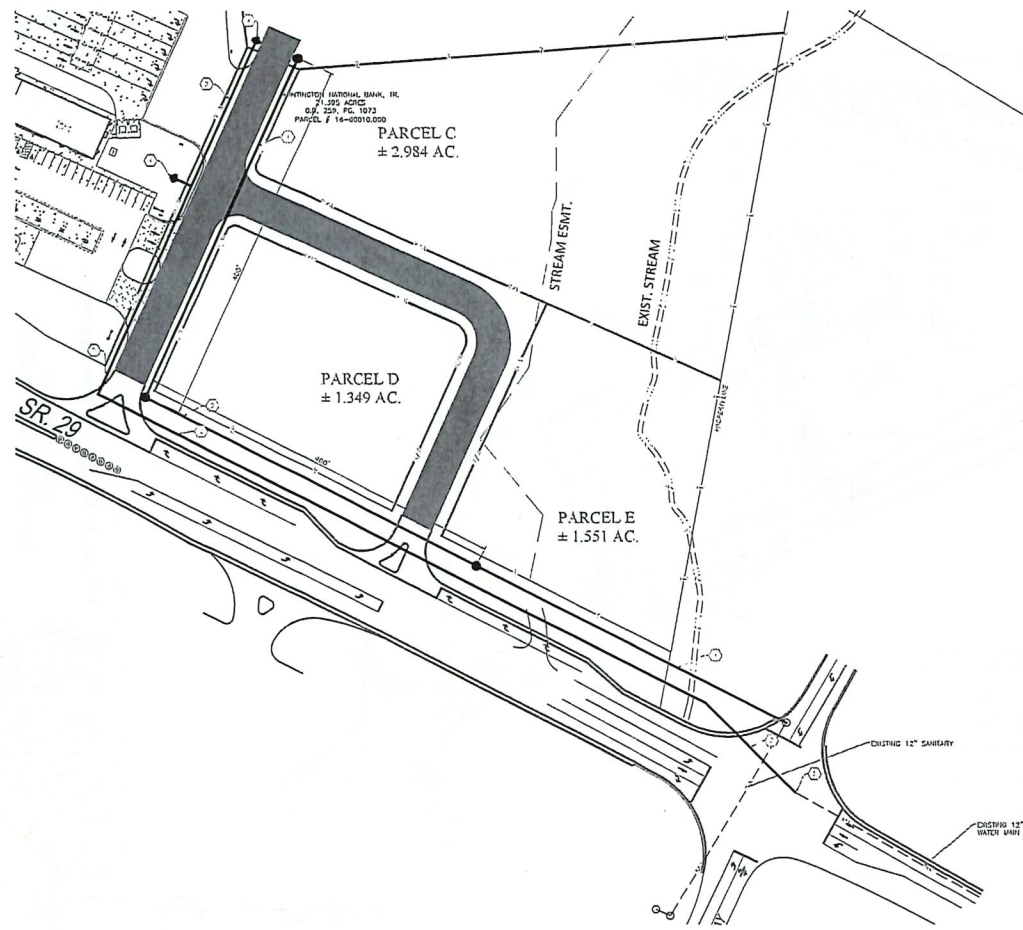
GRAPHIC SCALE
 1" = 20'
 (20' x 24" Plot)

**GATEWAY
 POINTE
 SR-29 WEST
 JEFFERSON, OH 43142**

1-09-24 PRELIMINARY DEVELOPMENT PLAN

PARCEL D & E SITE PLAN
 C105
 10 PROJECT NO. 431

SCALE: 1" = 20' (20' x 24" Plot) DATE: 08/27/2024 11:38 AM



8/10/22 11:31 AM Jeffrey S. West (419) 431-6231 802 Road Improvement Maintenance 8/17/2023 1:04 PM

UTILITY KEYNOTES

1. 8" SANITARY SEWER.
2. 8" WATER MAIN.
3. 6" WATER MAIN.
4. FIRE HYDRANT (INCLUDING WATCH VALVE), PER LOCAL FIRE DEPARTMENT REQUIREMENTS.
5. 8" X 12" TAPPING SLEEVE & VALVE.

MISC. NOTES

- CONTRACTOR SHALL VERIFY HORIZONTAL & VERTICAL LOCATION OF EX. STORM & SANITARY SEWERS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL USE APPROPRIATE BENDS & FITTINGS AS NECESSARY TO AVOID EXCESSIVE DEFLECTION AT PIPE JOINTS.
- ROOF DRAINS, FOUNDATION DRAINS, & OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.



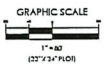
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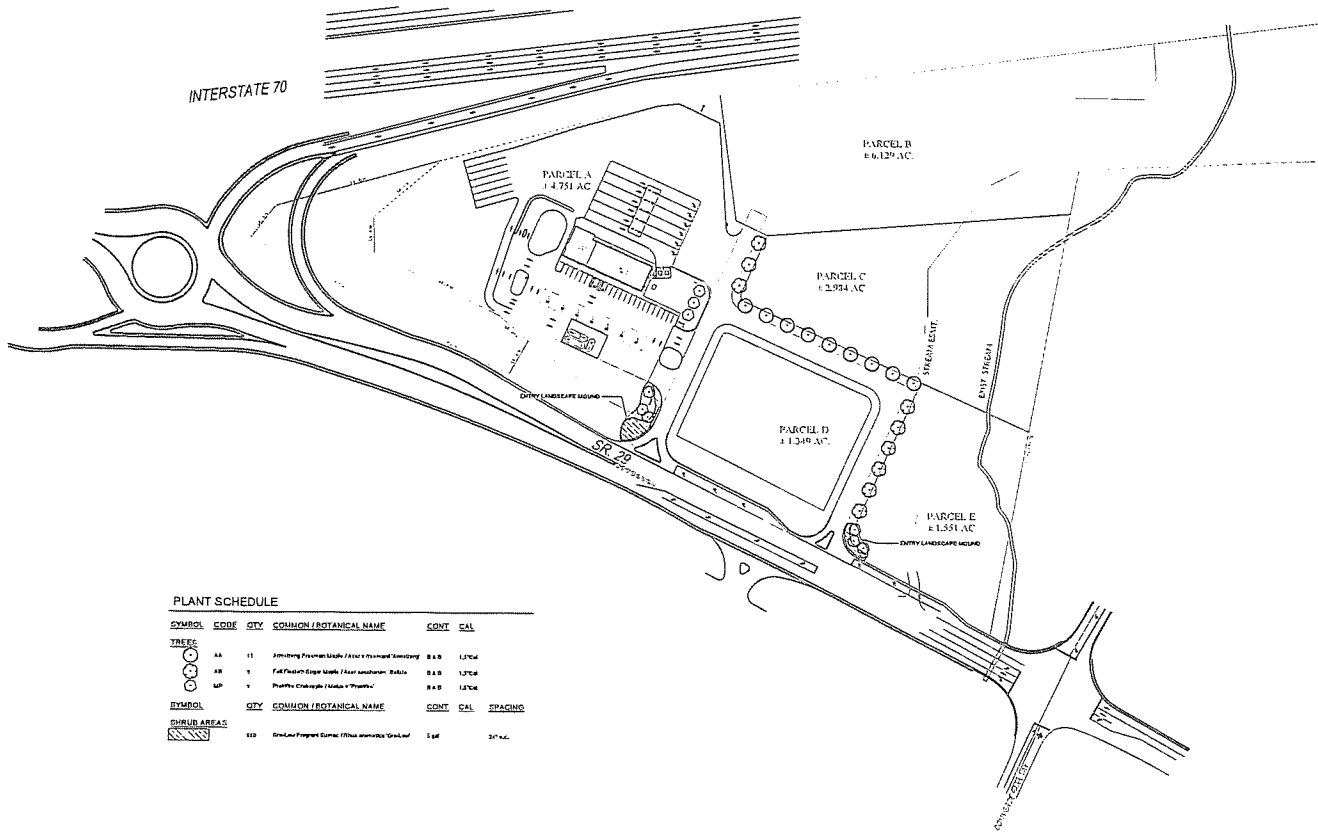
811
 Know what's below.
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**GATEWAY
 POINTE**
 SR-29 WEST
 JEFFERSON, OH 43162

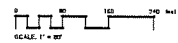
1204-24 PRELIMINARY DEVELOPMENT PLAN

SITE UTILITY PLAN
C106
 SD PROJECT NO. 4731



PLANT SCHEDULE

SYMBOL	CODE	CITY	COMMON / BOTANICAL NAME	CONT	CAL
TREES					
	AA	11	Japanese Flowering Quince / Zizia aurea var. multiflora	8 x 8	1.2' cal
	AB	9	Full Tree / Edge Maple / Acer saccharum - Red Ice	8 x 8	1.2' cal
	AP	8	Flowers / Japanese Flowering Quince	8 x 8	1.2' cal
SHRUB AREAS					
	AS	110	Blue Jay / Compact Cornus / Cornus americana 'Blue Jay'	5 yd	24" cal.



West Jefferson Development
 State Route 29
 West Jefferson, Ohio 43162

ISSUANCES	
NO.	DATE
1	01/21/23

PROJECT NO: 025-011

DATE: 01/21/23

CITY: WEST JEFFERSON

CLIENT: NIMM

DESIGNER: [Redacted]

NOT FOR CONSTRUCTION

Landscape Plan

L101

**Planning and Zoning Commission
Application**

PC-25-3

Submitted On: Feb 12, 2025

Applicant

👤 Mark Antonetz
☎ 16145190721
@ mantonetz@sandsdecker.com

Primary Location

5160 SR 29
Unit 0
WEST JEFFERSON, OH 43162

Application Information

Jurisdiction

West Jefferson

Application Type

Other Review

Parcel Size (Acres)

21.4

Parcel Number

16-00010.00

Occupancy

Commercial/Industrial

Applicant/Business is known as

Sands Decker

Number of Lots Proposed

4

Describe Requested Review - PLEASE GIVE BREIF DESCRIPTION

Preliminary Development Plan

Statements

Existing Land Use/Development

vacant undeveloped

Proposed Land Use/Development:

commercial

STATEMENT: State briefly how the proposed development relates to the existing and potential land use character of the vicinity. (Attach letter of intent if additional space is needed.)

proposed development is conducive with surrounding uses.

STATEMENT: State briefly how the proposed development relates to the Comprehensive Plan.

Plan is constant with Comprehensive Plan

STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site.

Site is not conducive for pedestrian mobility.

Applicant's Affidavit

I, the applicant or the authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.

true

1. Development Text Overview and Intent:

A. Overview:

i. Existing Site Conditions:

The overall site is 18.60 +/- acres in size after the Ohio Department of Transportation's taking and located on the north side of State Route 29 between I-70 and Enterprise Parkway east of the site. The overall developable acreage of the site is 13.9 +/- acres. It is currently zoned PCD (Planned Commercial District). The eastern portion of the site is bordered by a stream that is part of the Little Darby watershed and is protected by 100' riparian setback. The proposed development will not impact the riparian setback and will be designed to maintain this natural buffer area.

ii. Surrounding Development Area:

North of the site is undeveloped additional farm land fronting I-70. The I-70 interstate forms a man made barrier to the west. There are commercial retail service uses proposed and under construction immediately east and south of this site. Further along SR 29 to the east and south there are large scale warehousing and distribution center for national and international companies.

B. Intent:

It is the intent of the developer to achieve the objectives of the Village of West Jefferson's zoning ordinance by creating 13.9+/- acres of high quality mixed-use Planned Commercial Development focused on providing needed amenities to serve workers, interstate travelers and area residents. With 1500' of frontage on I-70 and an additional 1500' of frontage on SR 29 the development's visibility and proximity to a heavily trafficked interstate and rapidly developing state route provide a unique opportunity for service, retail, and hospitality uses. The development will serve as a gateway to the area with convenient access off SR 29 and an internal access drive to provide access to the retail, service and hospitality uses proposed for the development.

2. Permitted Uses:

A. Parcel A

Permitted Uses:

- i. All uses permitted under Village of West Jefferson Zoning Code Section 1125.03 (b) (2) for Planned Commercial Districts
- ii. All uses permitted under Village of West Jefferson Zoning Code Chapter 1125 B2

B. Parcel B

Permitted Uses:

- i. All retail service office and hospitality uses permitted under Village of West Jefferson Zoning Code Section 1125.03 (b) (2) for Planned Commercial Districts
- ii. All uses permitted under Village of West Jefferson Zoning Code Chapter 1125 B2
- iii. Child and adult daycare center
- iv. Veterinary and animal care facilities

C. Parcel C

Permitted Uses:

- i. All retail, restaurant, service and office uses permitted under Village of West Jefferson Zoning Code Section 1125.03 (b) (2) for Planned Commercial Districts

D. Parcel D

Permitted Uses:

- i. All retail, restaurant, service and office uses permitted under Village of West Jefferson Zoning Code Section 1125.03 (b) (2) for Planned Commercial Districts.

E. Parcel E

Permitted Uses:

- i. Passive recreation and designated open space.

3. Area, Lot Coverage and Height Requirements

A. Area Requirements:

- i. Parcel A: Minimum 4 acres gross
- ii. Parcel B: Minimum 3 acres gross
- iii. Parcel C: Minimum 1.2 acres gross
- iv. Parcel D: Minimum 1.2 acres gross
- v. Parcel E: Minimum 1.5 acres gross

B. Lot Coverage:

Structures, parking, driveways, vehicular use areas, service areas, pedestrian areas, and other impervious areas shall not exceed 70% of the total site area of any of the parcels.

C. Height Requirements:

- i. Parcel A: Maximum height 60'
- ii. Parcel B: Maximum height 60'
- iii. Parcel C: Maximum height 35'
- iv. Parcel D: Maximum height 35'

All height measurements taken from the final finished grade to the highest architectural element on the building.

D. Minimum Setback Requirements:

Building Setbacks

Front: 35' min
Sideyard: 25'
Rear: 50'

Parking Setbacks

Front: 15' min.
Sideyard: 10' min.
Rear: 25' min.

4. Access and Circulation:

A. Vehicular Site Access:

Vehicular access to and from the site from adjacent publicly dedicated streets shall be permitted as follows and as depicted on Exhibit X – Preliminary Development Plan:

- i. Closer to the eastern boundary of the site onto SR 29 there will be a ¾ cut with All In Right Out access. This will allow east and westbound traffic into the site and traffic desiring a westbound exit or access to the ODOT roundabout to return eastbound toward the Village.
- ii. Closer to I-70 nearer the western boundary of the site there will be Right In Right out access point to allow west bound traffic to more easily exit the site to return to the interstate or use the ODOT roundabout to return to the Village

B. Internal Vehicular Circulation:

- i. The primary internal vehicular circulation pattern is reflected in the Preliminary Development Plan.
- ii. Vehicular circulation within the site is arranged by a main access drive between the parcel providing convenient cross access between the parcels, while discouraging through traffic.
- iii. Individual parking areas and drive aisle layouts shall be submitted for each parcel at Final Development Plan review for such parcel.

C. Pedestrian Circulation and Connectivity:

Pedestrian connections shall be provided to all building entrances and to the proposed common areas from existing sidewalks and shared use paths along the surrounding public streets. Safe and convenient pedestrian connections shall be provided between all parcels and from parking areas. All sidewalks will be constructed to Village of West Jefferson engineering standards.

D. Cross Access Easement:

To provide public access to open space and between parcels the entire property will be subject to a recorded reciprocal easement and access agreement.

5. Parking and Loading:

A. Parking Design:

All parking shall be designed on a parcel by parcel basis according to Village of West Jefferson Zoning Code Chapter 1133, unless otherwise approved at Final Development Plan.

B. Minimum Number of Parking Spaces Required:

- i. Commercial (Restaurant/Retail/Personal Services): 1 space for each 150 square feet of gross floor area.
- ii. Office: 4 Spaces per 1,000 GSF
- iii. Hotel: 1 space per each sleeping room or suite
- iv. Outdoor Dining Areas: No Parking Requirement
- v. Parks & Open Space: No Parking Requirement
- vi. Child and Adult Daycare: 1 space per teacher + 1 space per 6 students

C. Accessible Parking Spaces Required:

Accessible parking spaces shall be provided in accordance with Code Chapter 1133

D. Minimum Number of Loading Spaces:

The minimum number of loading spaces shall be provided in accordance with Code Chapter 1133.

E. Drive-Thru Stacking Spaces:

The minimum number of stacking spaces shall be provided based on the associated use as follows:

- i. Restaurant: 6 spaces behind menu board + 4 spaces behind pick up window
- ii. Financial Institution: 3 spaces per lane
- iii. ATM: 3 spaces per kiosk

6. Service Structure Screening:

A. Waste, Refuse and Recycling:

All waste, refuse and recycling shall be contained and fully screened from public view by a solid wall or fence complementary to the architectural design of the buildings. To prevent possible damage to the screening material, curbing is required. Final design and location to be determined at Final Development Plan approval.

B. Other Service Structures:

All other service structures, including electric transformers, utility vaults, rooftop units or other equipment or elements providing service to a building or site shall be screened according to Code Chapter 1143.19.

C. Material and Equipment Storage:

No materials, supplies, or products shall be stored or permitted to remain on any portion of a parcel outside a primary structure or storage facility.

7. Landscaping:

A. Main Entrance and Exit Access Points:

- i. Landscaping at both the entrance and exits onto SR 29 will include mounding and plantings that will create unique character to the development and identify access points into it. Plantings will be done in accordance with the approved landscape plan schedule of plants and trees and Village Code Chapter 1143.
- ii. Other passive recreation elements and amenities as determined to be appropriate to the needs of the primary future tenants of each parcel and the size and use the open space designated for Parcel E.

B. Main Access Drive Common Areas:

The main access drive through the property will be lined with street trees 1 per 40 ft. of road and planted in accordance with Village Code Chapter 1143.

C. Riparian Setback and Open Space Buffer Zone:

The development will maintain an open space buffer zone on the east side of the property along the 100' riparian setback associated with the Little Darby creek that abuts the property.

Parcel E will provide a sitting area and dog park for visitors to Gateway Pointe with benches and tables.

D. Parcel Landscaping:

Landscape plantings for each parcel will be coordinated with and complementary to the surrounding existing and proposed landscape plans based on the approval plants list established for the PCD. As each parcel is developed it will provide its own landscape plan for review as part of its Final Development Plan approval.

8. Architecture:

A. General Architectural Themes:

The architectural theme for Gateway Pointe will be a contemporary interpretation of the traditional rural and agricultural structures of the area as approved by the Planning and Zoning Commission at Final Development Plan.

B. Exterior Materials:

- i. Permitted roof materials include standing seam metal, corrugated metal, dimensional and simulated slate asphalt shingles, and slate or synthetic slate shingles.
- ii. All buildings shall be designed to be seen from 360 degrees, with the same caliber of finish on all facades/elevations
- iii. All roofs not visible from street level may be single-ply membrane.
- iv. Permitted exterior façade cladding materials include natural wood siding, fiber cement siding, and composite wood siding in the form of traditional lap and

Dutch lap clapboards, panels and trim, shakes or shingles, board and batten, and board on board; brick veneer; stone and cultured stone veneer.

- v. Exterior wall finish materials must be used to complete massing elements. The application of any material on a single face of a massing element is prohibited.
- vi. Stucco and EIFS are permitted in limited quantities and only as a trim or accent material, not as a primary material.
- vii. Permitted window and door materials include wood, aluminum and aluminum clad. Doors may be solid or may include partial-lite and full-lite glazing Glass may be lightly tinted or clear. Reflective or colored glass is not acceptable.

9. Signage and Graphics – Refer to Sign Requirements and Guidelines

- A. Introduction:** Tenant signage is among the first impressions a patron has of a development and is, therefore, an important part of the Gateway Pointe Development. Tenants are encouraged to develop signage which is both creative and consistent with the theme of the Development. Signs should identify and promote individual Tenants while contributing to the character, color, and interest of the overall project.

All signs are subject to the review and approval through the design review process outlined herein. Any design review or approval notwithstanding, conformance to these guidelines does not relieve the Tenant from compliance with all applicable federal, state, and local laws, codes, ordinances, and regulations. The Tenant is solely responsible for legal compliance.

The overriding intention of these criteria is to preserve and encourage Tenants' ability to sign their space in accordance with their individual branding while at the same time adhering to standards of consistency and taste.

1. General Information:

- a. The Village of West Jefferson Planning and Zoning Commission may approve additional and/or alternative signage from those listed herein on an individual basis, as requested by Tenant.
- b. The Landlord reserves the right to revise this Signage Criteria at any time if so required by any government agency having jurisdiction over its contents.

DEVELOPMENT TEXT
GATEWAY POINTE MIXED-USE DEVELOPMENT
Submitted as part of Preliminary Development Plan Approval Documents
February 12 2025

- c. Placement of signage shall respect the architectural scale of the façade and complement vertical and horizontal building elements. Signs shall not cross or obscure architectural elements and detract from the building's overall architecture.
- d. "Sign" means a name, identification, description, display or illustration which is affixed to or otherwise placed upon or represented directly or indirectly upon a building, structure or piece of land or affixed to the glass on the outside of a window or door, or inside a building within three feet of a window or door so as to be readable from outside the building and which directs attention to an object, product, place, activity, person, institution, organization business, goods, services or entertainment conducted, sold or offered on the premises. The term includes any associated sign face, sign structure, pole cover, embellishment, decorative element and source of illumination; but excludes architectural decoration, mural, sculpture; show window display, outline lighting and projector graphic, window graphics, awning graphics, and umbrella graphics.
- e. "Message" means the area within a continuous line surrounding the name, graphic, symbol, logo and/or image intended to identify the Tenant.

2. Sign Permit Municipal Office Information:

- a. Village of West Jefferson
Building Department
West Jefferson, Ohio 43016
General Number: 614.379.5250

B. Submittals and Approvals

- 1. All Tenant signage is subject to the Landlord's written approval. The Landlord's approval shall be based upon the following:
 - a. All sign permit submittals require signed and sealed engineering documents be provided with submittal.
 - b. Design, fabrication and method of installation of all signs shall conform to this sign criteria.
 - c. This sign criteria shall conform to the design standards of the Development in harmony with adjacent sign conditions.
 - d. All signs must conform to Village Code Chapter 1193 unless otherwise approved by the parcel owner and the Village.

2. The Tenant agrees to conform to the following procedures and submission requirements to secure the Landlord's approval.
 - a. Submit, via email, one (1) set of detailed sign design shop drawings in multiple page PDF format to Landlord/owner.
 - b. Sign drawings are to be prepared by a reputable state licensed Sign Contractor or as required to be licensed by the local authorities. All sign permit submittals require signed and sealed engineering documents to be provided with submittal.
 - c. Sign drawings must include a scaled storefront drawing illustrating the proposed sign design and all dimensions as they relate to the storefront elevation(s) of the Tenant's premises. All sizes are to be provided in US dimensions.
 - d. Sign drawings must also include a scaled sign elevation and section through sign indicating construction and attachment method and illumination details. All sizes are to be provided in US dimensions.
 - e. Sign drawings must include attachment method and details. If structural analysis by a licensed engineer is required, it shall be at the expense of the Tenant.
 - f. Letters must be accurately dimensioned and spaced.
 - g. Sign external finish designations and types of materials must be included with the sign drawings.
 - h. Unless Landlord has received the above described drawings and information, the Landlord will not approve the Tenant's exterior sign.
3. All drawings and samples marked "Revised and Resubmit" must be resubmitted with the required corrections prior to fabrication. Only after all drawings have been marked "Approved" or "Approved as Noted", and after permit is obtained, may the fabricator proceed with the fabrication per the approved drawings.
4. The Tenant and Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have occurred:
 - a. Tenant and/or their Sign Contractor shall secure all applicable sign permits required by the local authority having jurisdiction prior to fabrication of the signs. The Landlord's stamped approval is required on all plans prior to the application for permit.

- b. Tenant shall forward a copy of the Village of West Jefferson sign permit to Developer and Architect prior to installation.
 - c. The Tenant's Sign Contractor shall be responsible for all inspections.
5. In the event the Tenant changes their sign at any time during the term of their lease, Tenant must comply with any future modifications, revisions or changes that may have been made to the Sign Criteria for the Center after the execution of their Lease Agreement.
 6. The Tenant shall pay for all signs, their installation (including any required electrical connection back to the J-box and any secondary J-box that is controlled by Landlord's light control system required) and all other labor, materials and future maintenance.
 7. The Tenant and their Sign Contractor are responsible for understanding this Sign Criteria and conforming to its requirements.
 8. The Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including all applicable building and electrical codes.
 9. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetic of design shall remain the sole right of the Landlord.

C. Non-Conformance

1. No field installation changes are permitted without first notifying the Landlord in writing. If any sign is changed as to placement, location and/or size, which differ from the approved sign permit, Tenant and/or Sign Contractor will be responsible for repair, change and/or relocation of sign to proper placement at their expense.
2. Any sign that is installed by Tenant which is not in conformance to the approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into conformance within said fifteen (15) days, then the Landlord shall have the option to correct non-conforming sign at Tenant's expense.

D. Guarantee

Entire display shall be guaranteed by Sign Contractor for one (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.

E. Prohibited Signage

1. Prohibited graphic types shall include but are not limited to the following:

- a. Wall-mounted monolithic enclosed cabinet signs with full acrylic face.
- b. No sign shall be painted on the surface of the building, unless approved by the landlord as a placemaking element.
- c. No sign shall be made utilizing exposed ballast boxes, or exposed transformers.
- d. Roof top signs
- e. Flashing, traveling, animated, rotating, audible or intermittently illuminated signs.
- f. Permanent banners.
- g. No exterior building sign shall be made of paper or cardboard, or temporary in nature, or be a sticker or decal. Note: the foregoing shall not prohibit the placement at the entrance of each tenant's space of a small sticker or decal indicating hours of business, emergency telephone numbers, acceptance of credit cards, and or other similar items of information (see commercial compliance signage).
- h. Signs or advertising erected and maintained on trees or painted or drawn upon rocks or other natural features.
- i. No sign shall be attached to any fence within the right-of way of any road or located within any Subarea.
- j. Advertising devices that attempt, or appear to attempt, to direct movement of traffic, or which interfere with, imitate or resemble an official sign, signal or device.

- k. No vehicle, trailer or equipment of any type may be parked on a building premises or lot for the purpose of advertising a business, product, service, event, object, location, organization or the like.
- l. Sandwich board signs.

F. Allowable Sign Types

1. Fascia / Wall Sign

Also known as a storefront sign or business identification sign, which is mounted parallel to the plane of the building.

All Fascia / Wall Signs shall:

- a. Respect the architecture and scale of the building;
- b. Have a three-dimensional or layered construction, which may include paint and textures applied directly to the façade;
- c. Support the concept, design and location of the store.

Fascia / Wall signs may be applied to buildings in a variety of ways, including:

- d. Painted wood or metal panels with painted, carved or applied letters;
- e. Pin-mounted individual letters and logos mounted directly to building façade.

2. Projecting Sign

A two-sided sign which is suspended from, attached to, or supported by a building, mounted perpendicular to the plane of the building. Projecting signs offer the opportunity for a more decorative and playful sign and contribute to a pedestrian- friendly atmosphere.

Note: Local building department will require structural analysis and attachment details by a State of Ohio licensed engineer for projecting signs. Support for said signs must tie into building structure, not simply attach to aesthetic veneer.

All Projecting Signs shall:

- a. Have support structures consistent with the aesthetics of the storefront;
- b. Be hung well out of reach of pedestrians, minimum 8' from finished grade and maximum 6' perpendicular projection from the building.

- c. Be a maximum of 8 square feet in area (per face, excluding support structures)

3. Canopy Edge Sign

Located on the edge of an architectural canopy structure.

Note: Local building department will require structural analysis and attachment details by a State of Ohio licensed engineer for canopy edge signs. Support for said signs must tie into building structure, not simply attach to aesthetic veneer.

All Canopy Edge Signs shall:

- a. Consist of dimensional letters or numbers;
- b. May be top-mounted, face-mounted, or underneath-mounted to the canopy structure;
- c. Shall be in scale with the structural canopy on which it is mounted.

4. Window Sign

Window signs contribute to an inviting and distinctive pedestrian-level character.

Content shall display the Tenant's primary logo and/or name.

All Window Signs shall:

- a. Be applied directly to the interior surface of the glass. Methods include, but are not limited to: metal leaf, vinyl, painted, etched cut, and sandblasted lettering.
- b. Shall be limited in area to 30% of window in which it is mounted.
- c. Window signage does not count toward a Tenant's total sign area.
- d. May include recognized corporate logos where the logo is typically used to indicate membership or acceptance. These must be applied as decals on the window glass.
- e. May include operational information such as phone numbers, address, and hours of operation is permitted only when painted or applied as decal on doors and windows.

5. Window Graphics

Window graphics contribute to an interesting and distinctive pedestrian-level character. Content shall not include written messaging, but is intended for graphic design, such as: window pane bordering, patterns, and images.

All Window Graphics shall:

- a. Be applied directly to the interior surface of the glass. Methods include, but are not limited to: metal leaf, vinyl, painted, etched cut, and sandblasted graphics.
- b. Shall be limited in area to 20% of window in which it is mounted.
- c. Window graphics do not count toward a Tenant's total sign area.

6. Window Menus

Window Menus are an important part of advertising food options within restaurant establishments.

All Window Menus shall:

- a. Be displayed directly behind the interior surface of the glass.
- b. Shall be limited in area to 2 square feet.
- c. Shall be limited to one window menu associated with the main entrance
- d. Window Menus do not count toward a Tenant's total sign area.

7. Commercial Compliance Signs

Commercial compliance signs or "CC" signs include any of the variety of small, informational commercial signs such as credit card acceptance emblems, organizational membership medallions, and prohibitions against eating, smoking, etc.

All Commercial Compliance Signs:

- a. Must be clustered together in an organized manner that is visible but not obstructive.
- b. May have a maximum area of 2 square feet per cluster. Each Tenant is allowed one (1) cluster as associated with its main entrance.

- c. Commercial Compliance signage does not count toward a Tenant's total sign area.

8. Address Signs

The Landlord shall furnish and install Tenant address signs / numbering for each Tenant at their front entrance. The address sign shall be positioned near the doors at typical locations in a material, size and color determined by Landlord.

Address signs do not count toward a Tenant's total sign area.

9. Traffic / Directional Signs

A two-sided, ground-mounted sign intended to promote safety and ease of vehicular circulation through the site.

All Traffic / Directional Signs shall:

- a. Be reserved for drive-thru Tenants only. Landlord and Planning Staff shall evaluate number of signs Tenant is allowed based upon their location on the site and relationship to curb cuts;
- b. Be ground-mounted such that they maintain safe vehicular sight triangles;
- c. Be limited in area to four (4) square feet per side;
- d. Have a maximum height of 3'-0" above grade;
- e. Be limited to three (3) colors;
- f. Directional signage does not count toward a Tenant's total sign area.
- g. May not contain advertising, including logos and must be rectangular in shape.

10. Drive-thru Signs

Drive-thru menu boards, pre-order boards, speaker posts, clearance bars, and any other related items shall be reviewed and approved by owner, Village staff and the Planning and Zoning Commission as part of a tenant's Final Development Plan review and approval.

Drive-thru signs do not count toward a Tenant's total sign area.

11. Utility Signs

Signage for utility items, such as Fire Department Connections, Water Riser / Mechanical Rooms and any other similar functions shall be provided at the specification and direction of the Authority Having Jurisdiction.

G. Sign Illumination / Lighting

Sign Illumination adds considerable character and interest to a development. Where visible, lighting hardware should complement the architecture of the building. The following are allowable forms of Sign Illumination:

1. External Illumination
External fixtures attached to the building façade in the vicinity of the sign are permitted.
2. Internal Illumination
Channel letters or other dimensional sign elements may use internal illumination. Surfaces must be evenly lit, with careful color selection for maximum legibility.
3. Indirect Illumination
Indirect lighting includes 'halo' lighting around characters or shapes, back lighting, concealed uplighting, and accent lighting courses.

A combination of illumination methods is permissible, provided the goal is legibility and the overall brightness of the sign is not a distraction.

H. Allowable Sign Areas

- i. Tenant's allowable sign areas shall be measured in accordance with the Village of West Jefferson's Sign Regulations Village Code Chapter 1193
- ii. Tenant's allowable sign area shall be based on Village Code Chapter 1193.07 and Schedule 1193.07(a).

If the development standards conflict in any way with the Village of West Jefferson Codified Ordinances, then the Planned Commercial Development Text shall prevail. Standards in the Codified Ordinances that are applicable to matters not addressed by the Planned Unit Development Text shall apply to all subareas and parcels in the PCD.

Minor variations in final tenant specific plans will be determined through final engineering and design and may be approved by the Director of Development or his/her designee.



Argirios P. Ragias
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Huntington National Bank
7 Easton Oval – EA5W83
Columbus, Ohio 43219

February 12, 2025

Kristie West
Planning and Zoning Department
Village of West Jefferson
28 East Main Street
West Jefferson Ohio 43162

Re: Gateway Pointe Development Plan Submission

Dear Ms. West,

Huntington National Bank as Trustee of the property at 5160 SR 29 in the Village of West Jefferson has given authorization to WXZ Development Inc. to file a request for Preliminary Development Plan approval for the property.

Thank you for your attention to this matter, any further questions or comments regarding the plan submissions can be directed to WXZ as the applicant.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Argirios P. Ragias', with a horizontal line underneath.

Argirios P. Ragias, Vice President
Trust Real Estate Specialist - Senior

Cc: John Mitchell, Director Public Service



John Mitchell
Director of Public Service

28 East Main Street
West Jefferson, OH 43162
jmitchell@westjeffersonohio.gov

Phone: 614-879-5342
Cell: 937-243-7652

Dave Budge
WXZ Development Inc.
22720 Fairview Center Dr. #150
Fairview Park, OH 44126

November 12, 2024

Mr. Dave Budge,

This letter is to inform you of the final decision for a driveway access on State Route 29 into the Huntington property from your request for a "left-in, right-in, right-out" driveway approach.

The Village of West Jefferson appreciates your patience and cooperation as we all performed our due diligence trying to find the safest and most effective means of Ingress / egress at the Huntington property located on State Route 29 at the I-70 Interchange. Your request to seek a "left-in, right-in, right-out" driveway access on Rt 29 into the Huntington property went through several studies and comparisons by your group, the Village staff and ODOT. Once we were able to see the completed ODOT interchange project my staff laid out the request from your last drawing / rendering which verified the concerns for safety as traffic was coming off the I-70 east bound slip lane to Rt 29 along with the double lane of traffic coming across the Rt 29 bridge heading south-east toward Commerce Parkway we visually saw the three lanes of traffic merging and weaving to find their respective travel lane. With the potential issue of adding a center turn lane in a three-lane merge with a short amount of reaction time to enter that center turn lane it caused a traffic safety issue and concern with traveling speeds of the posted 50 mph.

After several design iterations and discussions by all parties involved it is our determination that only one "right-in, right-out" will be permitted on State Route 29 for the Huntington property. The traffic studies, ODOT's access management and best engineering practices show the safest point of entry will be to construct a box culvert "bridge" across the ditch that separates the Huntington property and the Timmons (Love's) property utilizing the dedicated Right-of-Way off of Timmons Way and on Shaw Drive which is currently being constructed. This access point on Shaw Drive will allow for a full traffic movement in and out of the Huntington property while also using the traffic signal on Timmons Way at Rt 29 for a left, through or right turn onto Rt 29 or Commerce Parkway.

Again, I believe we have exhausted all of the ideas and thoughts to properly review your request, and we look forward to working with you and ODOT for a final resolution with respect to access into the Huntington property via Timmons Way and Shaw Drive. Please see the attached letter from our Village Engineer, Michael Goettemoeller with Choice One Engineering.

Sincerely,



John Mitchell



Date
October 30, 2024

Attention
John Mitchell
jmittell@westjeffersonohio.gov

Address
Village of West Jefferson
28 East Main Street
West Jefferson, Ohio 43162

Subject
Huntington Trust Traffic Impact Study – Access Review
West Jefferson, Ohio

Dear Mr. Mitchell:

Following a review of the Huntington Trust Traffic Impact Study and a recent field assessment, we recommend that the requested access configuration for the proposed development not be permitted.

Specifically, we advise against permitting left-in access to the site between the I-70 ramps and Commerce Parkway due to concerns over traffic speed, weaving, overall traffic safety, and potential congestion. This decision is consistent with the concerns of safety, which were also echoed by the Ohio Department of Transportation (ODOT) District 6 and consistent with ODOT's current access management practices.

Furthermore, we recommend allowing only one right-in/right-out access point within this area to maintain traffic flow and minimize conflict points. Full access to the site will be permitted via Timmons Way, which will be located directly across from Commerce Parkway.

These recommendations aim to support safe and efficient traffic management in the vicinity of the proposed development. Please let us know if you have additional questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael K. Goettemoeller".

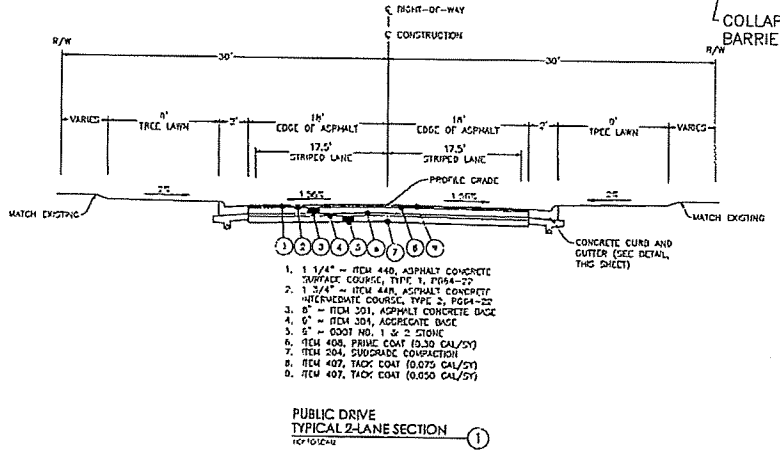
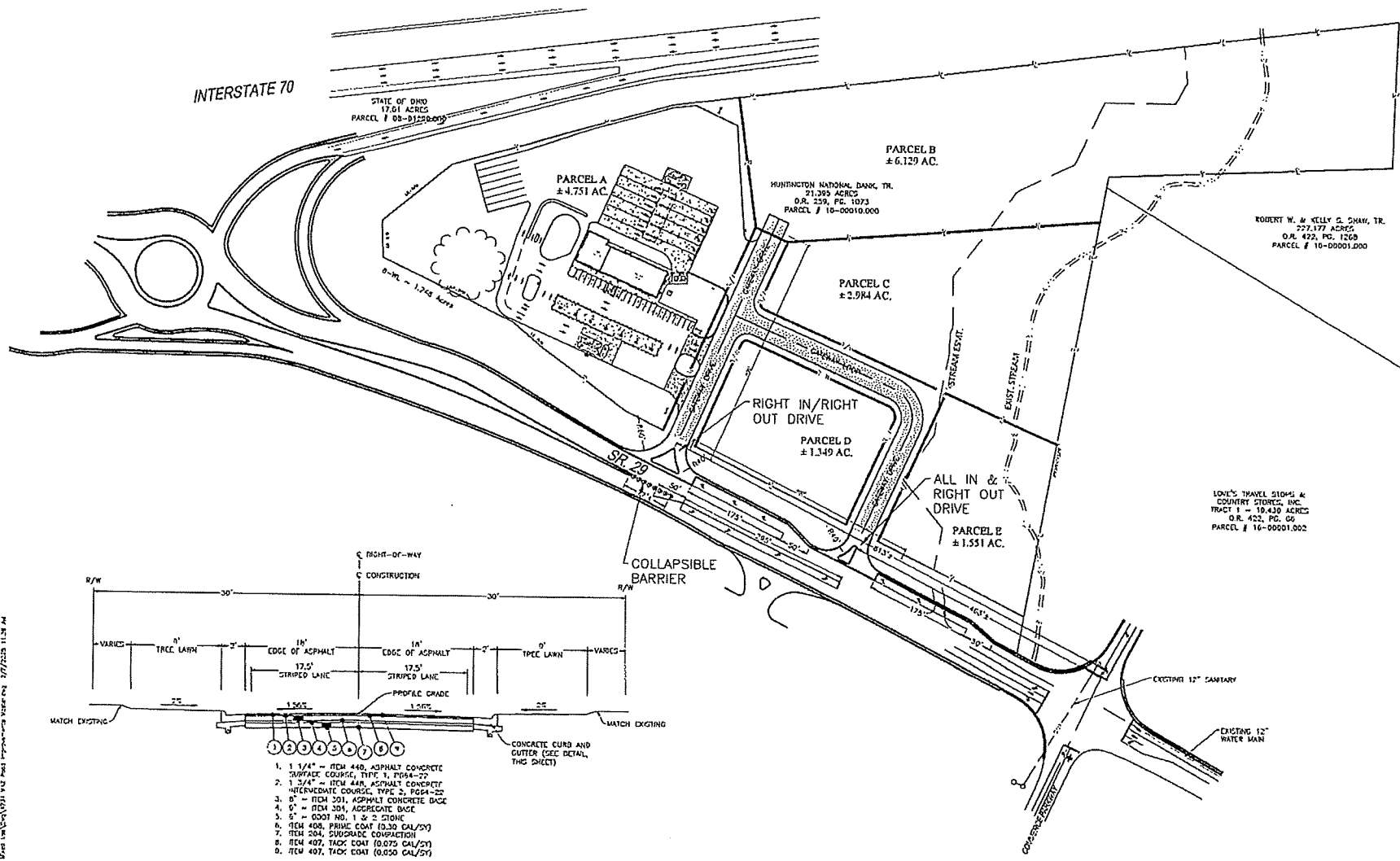
Michael K. Goettemoeller, PE, PTOE
Project Manager

W. Central Ohio/E. Indiana
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937.497.0200 Phone

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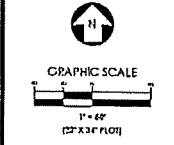




OFFICE
1495 Old Handerson Road
Columbus, OH 43220
614-429-4992
422 North Broad Street
Lancaster, OH 43120
740-385-2140
507 Main Street
Zionsville, OH 43081
740-450-1440

NOT FOR CONSTRUCTION

These drawings are instruments of professional service by Sands Decker LLP, LLC for the purposes stated herein. Sands Decker LLP assumes no liability for construction or use of these drawings, specifications, and instruments.



GATEWAY POINTE
SR-29 WEST
JEFFERSON, OH 43162

150424 PRELIMINARY DEVELOPMENT PLAN

OVERALL SITE PLAN
C102
50 PROJECT NO. 421

150424 PRELIMINARY DEVELOPMENT PLAN C102 OVERALL SITE PLAN 150424 PRELIMINARY DEVELOPMENT PLAN

LEGEND

---	PROPOSED PROPERTY BOUNDARY
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY
---	MILITARY SURVEY LINE
---	EASEMENT LINE

MONUMENT LEGEND

○	REBAR/IRON NAIL FOUND
□	CONCRETE MONUMENT FOUND
○	FROND IRON NAIL
○	SET 5/8" IRON PIN WITH A CAP STAMPED "CESO"
○	SET MAGNICAL

SURVEY PREPARED BY:

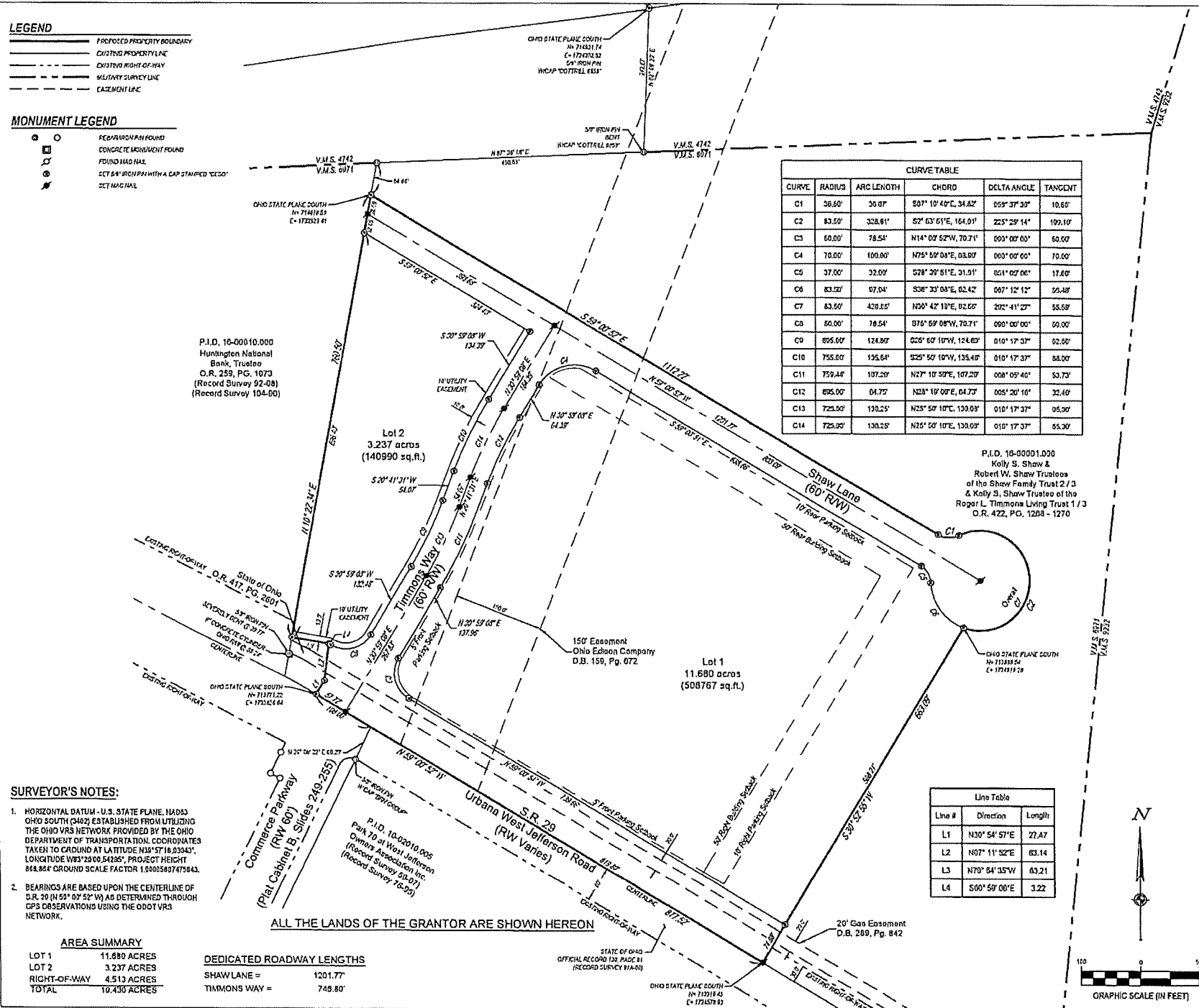


CESO
WWW.CESOINC.COM

3451 N. Hwy. 16, Suite 200
Hillsdale, OH 44131
Phone 419.233.3344 Fax 419.233.1323

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD	DELTA ANGLE	TANGENT
C1	36.50'	30.07'	S07° 10' 40" E, 34.82'	059° 37' 30"	10.60'
C2	83.50'	328.81'	S2° 03' 01" E, 164.01'	225° 29' 14"	199.10'
C3	60.00'	78.54'	N14° 02' 52" W, 70.71'	003° 02' 00"	60.00'
C4	70.00'	100.60'	N75° 52' 04" E, 83.80'	003° 02' 00"	70.00'
C5	37.00'	32.00'	S28° 30' 51" E, 31.01'	051° 02' 00"	17.60'
C6	83.50'	57.04'	S38° 33' 04" E, 62.42'	067° 12' 12"	55.48'
C7	83.50'	428.65'	N30° 42' 18" E, 92.00'	202° 41' 27"	55.59'
C8	60.00'	78.54'	S70° 59' 08" W, 70.71'	000° 00' 00"	60.00'
C9	695.00'	124.80'	S25° 52' 10" W, 124.80'	010° 17' 37"	02.00'
C10	755.00'	135.64'	S25° 52' 10" W, 135.64'	010° 17' 37"	84.00'
C11	759.44'	107.20'	N27° 10' 30" E, 107.20'	008° 09' 40"	53.73'
C12	895.00'	04.75'	N23° 18' 00" E, 04.75'	005° 20' 10"	32.40'
C13	725.00'	130.25'	N25° 50' 10" E, 130.00'	010° 17' 37"	05.00'
C14	725.00'	130.25'	N25° 50' 10" E, 130.00'	010° 17' 37"	65.00'



P.I.D. 16-00010.000
Huntington National Bank, Trustee
O.R. 259, PG. 1073
(Record Survey 92-08)
(Record Survey 104-80)

P.I.D. 16-00001.000
Kolly S. Shaw & Robert W. Shaw Trustees of the Shaw Family Trust 2 / 3 & Kolly S. Shaw Trustee of the Roger L. Timmons Living Trust 1 / 3
O.R. 422, PG. 1288 - 1270

SURVEYOR'S NOTES:

- HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE OHIO VRS NETWORK PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N30° 57' 16.83043", LONGITUDE W83° 24' 00.54285", PROJECT HEIGHT 868.804' GROUND SCALE FACTOR 1.00005607475843.
- BEARINGS ARE BASED UPON THE CENTERLINE OF S.R. 29 (N 59° 07' 52" W) AS DETERMINED THROUGH GPS OBSERVATIONS USING THE ODDT VRS NETWORK.

AREA SUMMARY

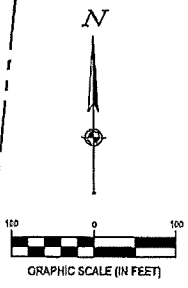
LOT 1	11.680 ACRES
LOT 2	3.237 ACRES
RIGHT-OF-WAY	4.513 ACRES
TOTAL	19.430 ACRES

DEDICATED ROADWAY LENGTHS

SHAW LANE =	1201.77'
TIMMONS WAY =	745.80'

Line Table

Line #	Direction	Length
L1	N30° 54' 57" E	27.47'
L2	N07° 11' 52" E	63.14'
L3	N70° 54' 35" W	63.21'
L4	S00° 59' 00" E	3.22'



LOVE'S WEST JEFFERSON SUBDIVISION

RECORD PLAT
VILLAGE OF WEST JEFFERSON
MADISON COUNTY, OHIO

Revisions / Submissions

ID	Description	Date

© 2024 CESO, INC.
Project Number: 780822
Scale: N/A
Drawn By: CTT / JKH
Checked By: JKH
Date: 7-30-2024
Issue:

Drawing Title:
RECORD PLAT

2 OF 2

V:\PROJECTS\LOVES\ESTG222 - Vill. of Jefferson, OHIO\SURVEY\07769522_Loves_Record_Plat (Revised).dwg - 7/30/2024 - Jerry Robinson

...	SURROUNDING PROPERTY OWNERS	
MADISON COUNTY COMMISSIONERS 170 W JEFFERSON, OH 43162	CORNEY, CONNIE D SNYDER LN W JEFFERSON, OH 43162	
KLEIN, ROBERT GORDON SNYDER LN W JEFFERSON, OH 43162	LOVE'S TRAVEL STOPS & COUNTRY STORES, INC 540 TIMMONS WAY W JEFFERSON, OH 43162	PARK 70 AT WEST JEFFERSON OWNERS ASSOCIATION 100 ENTERPRISE PK W JEFFERSON, OH 43162
RACETRAC, INC 5055 SR 29 W JEFFERSON, OH 43162	SHAW KELLY S & ROBERT W & KELLY S SR 29 W JEFFERSON, OH 43162	SNYDER JOHN W III TRUSTEE 4600 SNYDER LN W JEFFERSON, 43162