

Oct 18, 2022 9:30:18 AM P:\221881.04\RW Dedication Plat\Meyer Road Dedication\RW DEDICATION PLAT MEYER RD.dwg

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS;

THAT NEW WILLIAMSBURG SQUARE LTD., ONE OF THE OWNERS OF THE LAND ON THE ACCOMPANYING PLAT, HAVE CAUSED THE AREA ENCOMPASSED BY THIS PLAT TO BE SURVEYED AND PLATTED. FURTHERMORE, WE DO HEREBY DEDICATE THE ROADWAYS (0.339 ACRES) APPEARING HEREON TO THE USE OF THE PUBLIC FOREVER.

Melinda Slife 10/11/22  
OWNER (SIGNATURE) DATE

Melinda Slife  
OWNER (PRINT NAME)

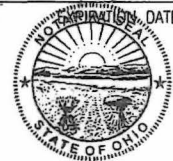
ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF MERCER:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY OF MERCER, STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND ACKNOWLEDGED THE SIGNING OF THE ABOVE TO BE THEIR FREE ACT AND DEED, AND THE DULY AUTHORIZED ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF I HAVE AFFIXED MY HAND AND SEAL  
THIS 21<sup>st</sup> DAY OF October, 2022.

Brian May 4-5-26  
NOTARY EXPIRATION DATE



BRIAN MAY  
Notary Public, State of Ohio  
My Commission Expires:  
April 05, 2026

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS;

THAT GRIESHOP PROPERTIES LLC, ONE OF THE OWNERS OF THE LAND ON THE ACCOMPANYING PLAT, HAVE CAUSED THE AREA ENCOMPASSED BY THIS PLAT TO BE SURVEYED AND PLATTED. FURTHERMORE, WE DO HEREBY DEDICATE THE ROADWAYS (0.378 ACRES) APPEARING HEREON TO THE USE OF THE PUBLIC FOREVER.

Jeffrey L. Grieshop 2022 OCT 21  
OWNER (SIGNATURE) DATE

JEFFREY L. GRIESHOP  
OWNER (PRINT NAME)

ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF MERCER:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY OF MERCER, STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND ACKNOWLEDGED THE SIGNING OF THE ABOVE TO BE THEIR FREE ACT AND DEED, AND THE DULY AUTHORIZED ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF I HAVE AFFIXED MY HAND AND SEAL  
THIS 21<sup>st</sup> DAY OF October, 2022.

Brian May 4-5-26  
NOTARY EXPIRATION DATE



BRIAN MAY  
Notary Public, State of Ohio  
My Commission Expires:  
April 05, 2026

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS;

THAT DAVID & LINDA HELENTJARIS, ONE OF THE OWNERS OF THE LAND ON THE ACCOMPANYING PLAT, HAVE CAUSED THE AREA ENCOMPASSED BY THIS PLAT TO BE SURVEYED AND PLATTED. FURTHERMORE, WE DO HEREBY DEDICATE THE ROADWAYS (0.121 ACRES) APPEARING HEREON TO THE USE OF THE PUBLIC FOREVER.

David Helemtjaris 10-21-22  
DAVID HELENTJARIS DATE

Linda Helemtjaris 10-21-22  
LINDA HELENTJARIS DATE

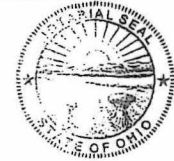
ACKNOWLEDGMENT

STATE OF OHIO  
COUNTY OF MERCER:

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY OF MERCER, STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND ACKNOWLEDGED THE SIGNING OF THE ABOVE TO BE THEIR FREE ACT AND DEED, AND THE DULY AUTHORIZED ACT AND DEED OF SAID OWNER.

IN TESTIMONY WHEREOF I HAVE AFFIXED MY HAND AND SEAL  
THIS 21<sup>st</sup> DAY OF October, 2022.

Brian May 4-5-26  
NOTARY EXPIRATION DATE



BRIAN MAY  
Notary Public, State of Ohio  
My Commission Expires:  
April 05, 2026

MERCER COUNTY ENGINEER

THIS RIGHT-OF-WAY DEDICATION PLAT  
WAS REVIEWED AND APPROVED FOR  
RECORDING.

JAMES A. WIECHART DATE  
MERCER COUNTY ENGINEER

COUNTY AUDITOR'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES ON LAND COMPRISING THIS MEYER ROAD R/W DEDICATION PLAT AND THAT THIS PLAT WAS FILED FOR TRANSFER IN THE OFFICE OF THE MERCER COUNTY AUDITOR THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

MERCER COUNTY AUDITOR, RANDALL E. GRAPNER

RECORDER'S CERTIFICATE

RECEIVED FOR RECORD THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022. RECORDED IN INSTRUMENT # \_\_\_\_\_  
FEE: \_\_\_\_\_

MERCER COUNTY RECORDER, ANGELA N. KING

CITY ACCEPTANCE

THIS RW DEDICATION PLAT TO THE CITY OF CELINA, OHIO HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF CELINA, OHIO BY ORDINANCE NO. \_\_\_\_\_, DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

JEFFREY HAZEL, MAYOR DATE

MICHAEL F. DIDONATO, CLERK DATE

MERCER COUNTY COMMISSIONERS

AT A MEETING OF THE MERCER COUNTY COMMISSIONERS HELD THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2022. THIS RIGHT-OF-WAY DEDICATION PLAT WAS ACCEPTED AND APPROVED BY:

JERRY LAFFIN, COMMISSIONER DATE

RICK MUHLENKAMP, COMMISSIONER DATE

GREG HOMAN, COMMISSIONER DATE

JEFFERSON TOWNSHIP TRUSTEES

THIS RIGHT-OF-WAY DEDICATION PLAT  
APPROVED \_\_\_\_ DAY OF \_\_\_\_\_ 2022

JEFFERSON TOWNSHIP TRUSTEES  
RESOLUTION # \_\_\_\_\_

KENT MARBAUGH, TRUSTEE DATE

KEITH HOUTS, TRUSTEE DATE

NICK LAUX, TRUSTEE DATE

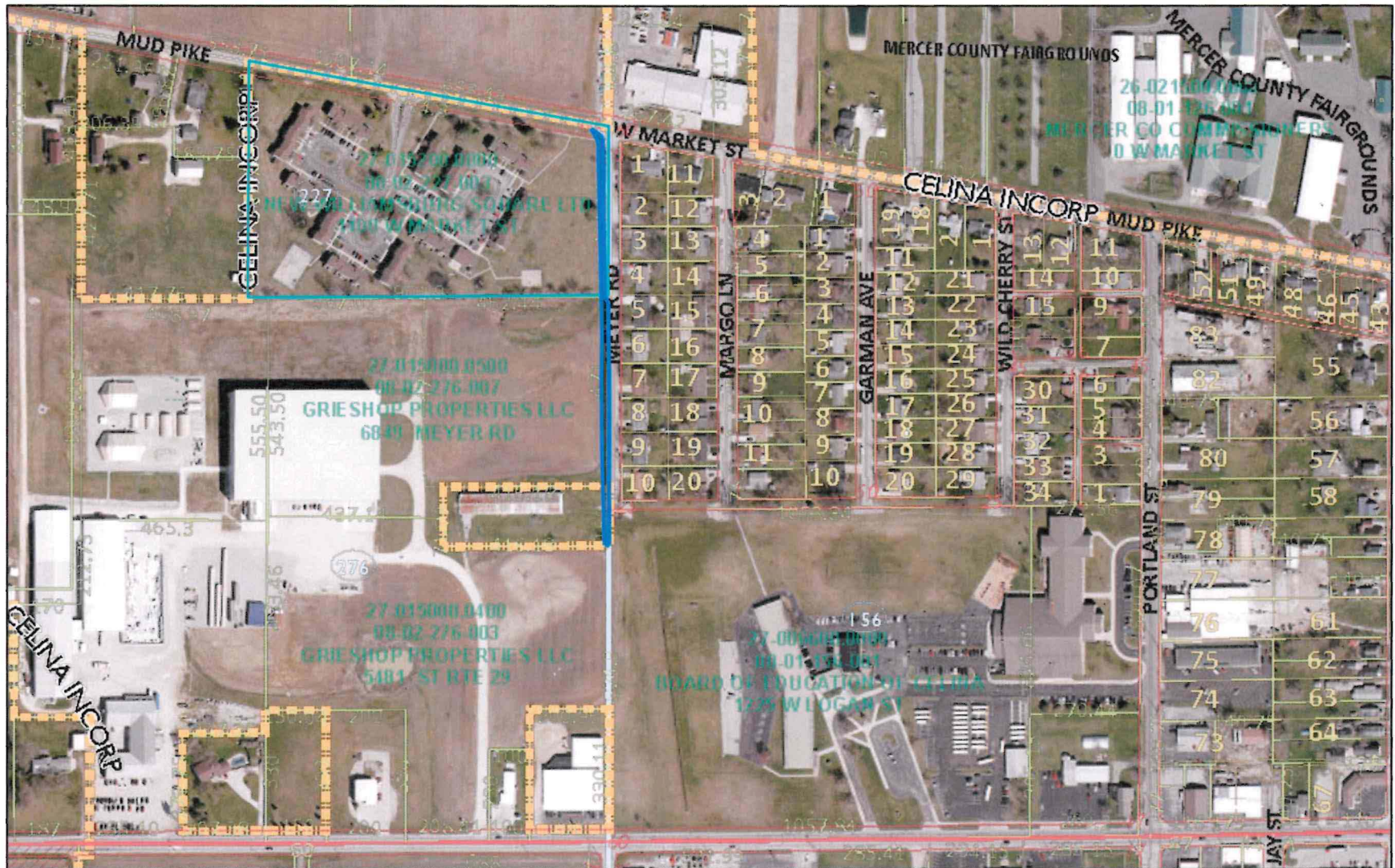
WITNESS

PROJECT #221881.04

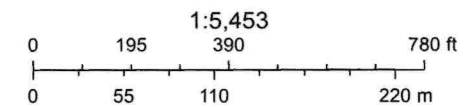
**ACCESS**  
Engineering Solutions  
1200 IRMSCHER BLVD., SUITE B, CELINA, OH 45822  
www.accessengllc.com | 419-586-1430



# Mercer County, Ohio - GIS 2022



November 16, 2022



Randy Grapner, Auditor



# City of Celina, Ohio

OFFICES OF:

November 15, 2022

Mayor  
419-586-5823

Safety-Service  
Director  
419-586-6464

Community  
Development  
419-586-6464

Municipal Utilities  
419-586-2311

Engineering Planning  
& Zoning  
419-586-1144

Parks & Recreation  
419-586-1041

Jason King  
City Council President  
City Hall  
Celina, OH 45822

Dear Mr. King,

The Celina City Planning Commission met on November 10, 2022 and reviewed a petition by Access Solutions, LLC of Celina, Ohio. They have applied for a right of way dedication plat on Meyer Road (west side) running south from West Market St to south portion of Helentjaris property (tax #26-023500.0101). Right of way proposal goes through properties owned by New Williamsburg Square- 1400 W. Market St.; Grieshop Properties, LLC-5373 SR 29 and David & Linda Helentjaris- 601 Linden Ave.

The Planning Commission is recommending to Council at this time that the right of way plat be granted. Documentation and drawing has been given City Law Director George Moore. A copy of the Planning Commission's minutes is attached.

Sincerely,

Vince Barnhart  
Secretary Celina City Planning Commission





# Celina Planning Commission

## November 10, 2022 Meeting Minutes

---

Location: 2<sup>nd</sup> floor of Administration Building  
Time: 7:00 PM  
Members Present: \*Mayor Hazel, Sharon Poor, Tom Hone and SSD Hitchcock  
Members Absent: M. Overman  
Others Present: Vince Barnhart and Garret Lutz (City of Celina), Randy Leistner, Jeff Grieshop, Brian May, Kathy Trejo, Matt Hibner, Eric Baltzell, Phil Metz, Susan McDowl, Joe Bey and Austin Bruns

The Planning Commission meeting is called to order at 7:00pm by Tome Hone. Minutes from previous meetings cannot be voted upon due to quorum issues, so minutes will be reviewed at next meeting. \*Mayor was not present at beginning of meeting for vote.

**First** item on the agenda is a request by L&L Distribution of 1901 Industrial Dr in Celina. They are requesting a lot split or map change of 0.381 acres. Randy Leistner explained he was selling of the land but keeping the parcel or the area the cell tower is upon. Hone asked if the city had any issues with this. Barnhart said he had spoken with county mapping and they had none. Hone felt this is "pretty straight forward". SSD Hitchcock made a motion to accept with Sharon Poor seconded the motion with all in favor.

**Second** item was tabled at October meeting due to water line and hydrant discussions between Fire Chief Wolters and Access Engineering. The item requested is by Grieshop Properties LLC (Celina Tent). Request for a site plan approval for a newbuilding to be placed at their facility at 5373 SR 29. Mr. Grieshop explained the floor plan and stated they would be moving their St. Mary's employees back to the Celina site for work. SSD Hitchcock approved of the drawing. Fire Chief Wolters explained he was happy with testing and line size for water and working with Brian May of Access Engineering to insure proper water line size and coverage. Susan MCDowell, a neighbor, voiced her concern about a mound of dirt that needed to have weeds better taken care of. Greishop said the mound is going to be removed by city and county. SSD Hitchcock made motion to accept site plan seconded by Poor with all in favor.

**Third** item is a request by Victory Real Estate LTD (Austin Bruns) of Marysville, OH. He is requesting a lot split at 902 Sycamore St. He would like to build a duplex on proposed lot south of existing home. Zoning is R-2. Bruns introduced himself and explained he is from Mercer County and is buying homes in need of repair and trying "make neighborhoods more appealing that need attention". Joe Bey voiced his displeasure in having three families on a lot stating "it's just too small". SSD Hitchcock noticed there was no survey showing the lot split and said he "can't make a decision upon a hypothetical drawing". Bruns asked what he needed to do and SSD explained to get with engineering department and first would need a survey then show a drawing with setbacks shown. With that SSD Hitchcock made motion to deny seconded by Poor. All in favor of motion denial.

**Fourth** item is a request by Access Engineering of Celina proposing of a right of way dedication plat for Meyer Road. Proposal includes two city lots and one in the county (Jefferson Twshp) for a total of 0.838 acres. Current zoning is R-3 and B-1. \*Note: Mayor Hazel present for the remainder of the cases to be heard. Brian May spoke about the right of way being needed for the new school project in order for buses and traffic continuity. Susan McDowl spoke up concerned about parking on street stating that Machine-Pro parks on Meyer and this would make it extremely difficult for buses to travel down and citizens getting out of their drives. Mayor said he was not aware of this but the city would "definitely look into this" and thanked her for "valid concern". SSD Hitchcock mentioned they might have to make west side no parking and said the city would look into this as well. Hone mentioned stakes in the ground as he drove down to take a look and Brian May told him they were property markers. Discussion of several scenarios ensued of night time parking of buses but the

buses will be parked in the evenings at a different location. Also discussed were evening "performances and sporting events". Kathy Trejo said most people will not park back there as there will not be an unlocked door for them to gain entry to the school. A brief discussion about possible using cones or barricades on a daily basis, and school representatives said this is something they could possibly consider. Fire Chief Wolters discussed he was okay with drawing and placements with hydrants per plan. Hone asked about the possibility of running Meyer Road all the way down to SR 29 and Mayor said no way. With that Mayor made motion to accept the right of way plat seconded by SSD Hitchcock. All were in favor.

**Fifth** item is a request filed by Garmin Miller for Celina City Schools. Proposal is for construction of a new PK-6 at current site with it being an addition to existing school building. Address is 1225 W Logan St and 227 Portland St. Kathy Trejo spoke about how the drawing submitted show less curb cuts and much easier flow for traffic and bus traffic. Mayor Hazel agreed and felt this looked "much cleaner". SSD Hitchcock presented the approved copy of plans by the board at the September 2022 meeting. Board members compared the plans and all felt this did to be a much better plan. Trejo spoke on the safety aspect and the security for all, staff and children. Mayor Hazel emphasized he appreciated all the time in preparing this and the safety of all was an utmost concern. Hone agreed that the plans were much cleaner after reviewing plans. A side discussion broke out concerning Susan McDowel and how she was hoping more of her neighbors would show but they did not. She again brought up her concern over the parking along Meyer Road and Mayor Hazel told her the city definitely would address her concern. Hone asked Phil Metz if he felt he was satisfied with "how this is all evolving?" Metz replied, "Yes sir very much so." Hone mentioned city engineering being all "over it (plans)" and fire department as well. BM Poor mentioned she would hope something would be done to eliminate anyone wanting to turn down Margo Lane. Mayor and SSD both stated the city would either put up a sign or school would possibly close off daily. Joe Bey asked where buses are going to be in the evening. Trejo mentioned currently the buses are parking off Meyer Road at the city's gun range and some are driving them home. But a facility will be built later on the east side of town to accommodate bus parking. Mayor Hazel made motion to accept the petition as presented seconded by SSD Hitchcock with all in favor.

Meeting adjourned at 8:03 pm

Minutes Submitted by: Vince Barnhart, Planning Commission Secretary