NOTICE OF PUBLIC HEARING ON PETITION FOR PLANNED UNIT DEVELOPMENT

Notice is hereby given of a public hearing on a Petition for a Planned Unit Development of 28.60 acres (more or less) more commonly known as 1057 N Lincoln Street and being Parcel ID Numbers 290161601000000, 290161602000000, 290161603000000, 290161605000000, and 290161606000000. The request is for a Planned Unit Development Overlay to be added to the base zoning, Traditional Neighborhood (TN). Petitioner is Chakeres Theatres, Inc.

The proposed Planned Unit Development plan and application are on file with the Clerk of Wilmington City Council, Municipal Building, 69 N. South Street, Wilmington, Ohio, and are available to the public for inspection.

Notice is further given that the <u>Public Hearing</u> upon said proposed Planned Unit Development will be held before the City Council of Wilmington, Ohio, on the 2nd of March 2023 at 4:30 p.m. in the Moyer Community Room, Municipal Building, 69 N. South Street, Wilmington, Ohio, at which time and place any interested person may appear and be heard.

ANDREA TACORONTE CLERK OF COUNCIL WILMINGTON, OHIO

PUBLISH ONE TIME on Friday, January 20, 2023

15' REAR YARD SETBACK 25' FRONT YARD SETBACK 15' UTILITY EASEMENT R/W 41' (SEE PLAN) 5' SIDEWALK 4' GREENSPACE 5' SIDEWALK

TYPICAL LOT DATA

SCALE 1" = 20'

LOT DATA

LOT WIDTHS 41' MIN. FRONT YARD SETBACK 25' MIN. REAR YARD SETBACK 15' MIN. SIDE YARD SETBACK 5', 10' TOTAL

GENERAL NOTES:

- 1. ALL PLAN CHANGES OR MODIFICATIONS MUST BE APPROVED BY CITY OF WILMINGTON.
- 2. ALL ITEM NUMBERS REFER TO 2019 ODOT CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- 3. ALL CATCH BASINS TO BE ODOT STANDARD.
- 4. ALL STREET CATCH BASINS SHALL HAVE BICYCLE SAFE GRATES.
- 5. ALL CONCRETE SHALL BE PRODUCED BY AN ODOT APPROVED PLANT. CONCRETE TO HAVE AN APPROVED JOB MIX FORMULA.
- 6. ALL ASPHALT SHALL HAVE ODOT JOB MIX FORMULA.
- 7. ALL MATERIALS SHALL BE SUBMITTED AND APPROVED BEFORE INCORPORATED INTO WORK.
- 8. THE FOLLOWING COORDINATION MEETINGS WITH THE CITY OF WILMINGTON WILL BE REQUIRED:
- 8.1. PRE-CONSTRUCTION
- 8.2. PRE-WATER MAIN
- 8.3. PRE-SANITARY SEWER
- 9. ALL TRENCHES WITHIN THE RIGHT-OF-WAY SHALL BE BACKFILLED AND COMPACTED WITH GRANULAR BACK FILL. THE GRANULAR BACKFILL MATERIAL SHALL BE APPROVED BY CITY PRIOR TO
- 10. STORM SEWER PIPE SHALL MEET THE REQUIREMENTS FOR PVC PIPE AS PER ODOT SUPPLEMENTAL SPECIFICATION 707.42 FOR ALL DIAMETERS.
- 11. SUMP LINE CONDUITS ARE TO BE SDR35, ARMCO 2000.

UTILITY OWNERS

SANITARY SEWER CITY OF WILMINGTON 397 SOUTH NELSON AVE WILMINGTON, OHIO 45177 (937) 382-6474

<u>GAS</u> CENTERPOINT ENERGY 4285 NORTH JAMES McGEE BLVD 3233 WOODMAN DRIVE, SUITE 100 DAYTON, OH 45427

(937) 440-1957

CITY OF WILMINGTON 475 SOUTH NELSON AVE WILMINGTON, OHIO 45177 (937) 382-2413

TELEPHONE AT&T DAYTON, OH 45420 (937) 296-3726

CITY OF WILMINGTON 494 SOUTH NELSON AVE WILMINGTON, OHIO 45177 (937) 382-6339

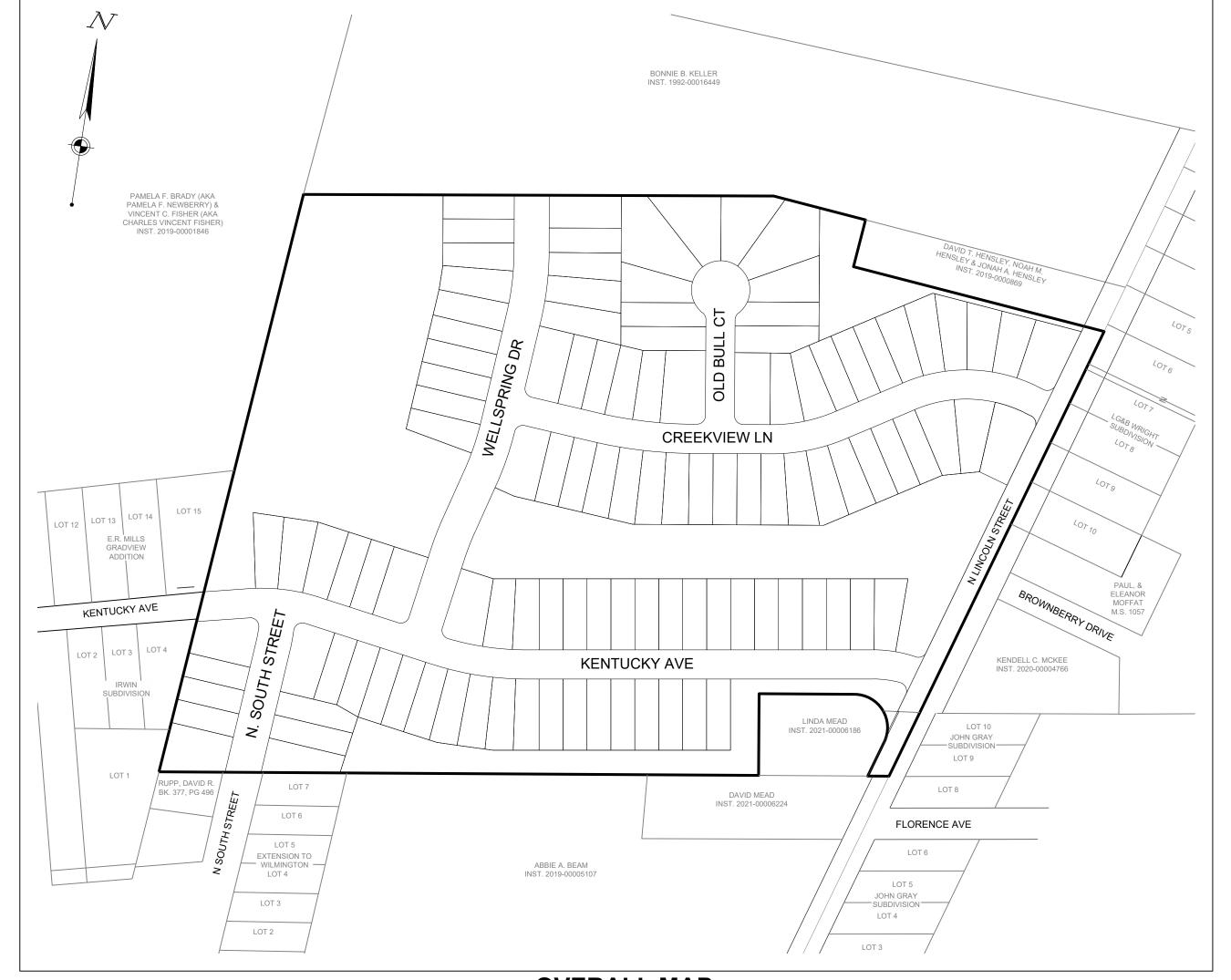
1900 DRYDEN ROAD DAYTON, OHIO 45459 (937) 331-4682

CITY OF WILMINGTON 1142 PRAIRIE AVE WILMINGTON, OHIO 45177 (937) 382-3614

<u>CABLE</u> SPECTRUM CABLE 275 LEO ST. DAYTON, OH 45459 (937) 425-8883

PRELIMINARY PUD PLAN AND IMPROVEMENT PLANS **FOR** CREEKVIEW

N LINCOLN ST AND BROWNBERRY DR CITY OF WILMINGTON, CLINTON COUNTY, OHIO M.S. NO. 1057 NOVEMBER 28, 2022



OVERALL MAP

ELEV= 1043.10'

VERTICAL DATUM:

ELEVATIONS AND DATUM AS SHOWN HEREON ARE BASED UPON NAVD88 ESTABLISHED USING GPS OBSERVATIONS ALONG WITH THE OHIO DEPARTMENT OF TRANSPORTATION RTN NETWORK AND OPUS SOLUTIONS. MADE IN CONJUNCTION WITH A SURVEY CONDUCTED BY CESO INC. IN APRIL OF 2022.

BENCHMARK DESCRIPTIONS:

BM # 1- BENCHTIE SET ON WEST SIDE OF TEL/POWER POLE #249490 EAST SIDE OF N. SOUTH STREET AT DEAD END OF ELEV = 1040.04'

NORTHWEST CORNER OF MICHIGAN AVE AND N. SOUTH STREET INTERSECTION. ELEV= 1040.30'

BM # 3- BENCHTIE SET ON EAST SIDE OF TELEPHONE POLE #5300030 NORTH SIDE OF KENTUCKY AVE. EAST SIDE OF DRIVEWAY TO ADDRESS 29 KENTUCKY AVE. ELEV= 1041.36'

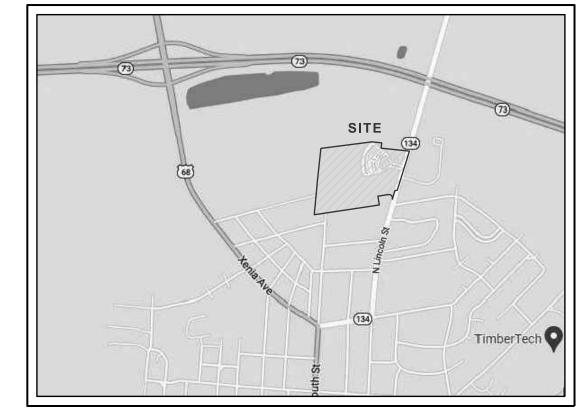
BASIS OF BEARING:

HORIZONTAL DATUM - U.S. STATE PLANE, NAD83 OHIO SOUTH (3402) ESTABLISHED FROM UTILIZING THE OHIO REAL TIME NETWORK PROVIDED BY THE OHIO DEPARTMENT OF TRANSPORTATION. COORDINATES TAKEN TO GROUND AT LATITUDE N39°27'39.31789", LONGITUDE W83°49'29.01001", PROJECT HEIGHT 932.337' GROUND SCALE FACTOR 1.00010779347468.

BM # 4- BENCHTIE SET WEST OF POWER/TELEPHONE POLE ON EAST SIDE OF N. LINCOLN ST. IN FRONT OF BOWMAN TECH GROUP.

BM # 2- BENCHTIE SET IN NORTH SIDE OF LIGHT POLE #34695 BM # 5- BENCHTIE SET NORTH SIDE OF POWER/TELEPHONE POLE #127373 EAST SIDE OF N. LINCOLN ST. SOUTH SIDE OF ASPHALT DRIVEWAY ADDRESS 1066 N. LINCOLN ST. ELEV= 1040.66'

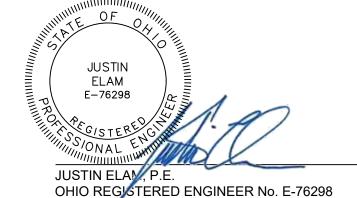
EXHIBIT A ORDINANCE 0-23-14



VICINITY MAP

DRAWING INDEX	
SHEET TITLE	NUMBER
TITLE SHEET	1
ROADWAY NOTES & DETAILS	2
UTILITY NOTES & DETAILS	3
UTILITY NOTES & DETAILS	4
UTILITY NOTES & DETAILS	5
UTILITY NOTES & DETAILS	6
UTILITY NOTES & DETAILS	7
DEMOLITION PLAN	8
LAYOUT PLAN	9
OVERALL PLAN	10
PLAN AND PROFILE N SOUTH ST	11
PLAN AND PROFILE KENTUCKY AVE	12
PLAN AND PROFILE KENTUCKY AVE	13
PLAN AND PROFILE WELLSPRING DR	14
PLAN AND PROFILE CREEKVIEW LN	15
PLAN AND PROFILE OLD BULL CT	16
FORCEMAIN PLAN AND PROFILE	17
OFFSTREET PROFILES	18
OFFSTREET PROFILES	19
INTERSECTION DETAILS	20
INTERSECTION DETAILS	21
GRADING & EROSION CONTROL PLAN - PH I	22
GRADING & EROSION CONTROL PLAN - PH II	23
FINAL GRADING PLAN	24
BASIN DETAILS	25
SWPPP NOTES	26
SWPPP DETAILS	27
SWPPP DETAILS	28
PUMP STATION DETAIL	29

SITE DA	TA TABLE
OVERALL ACREAGE	28.60 ACRES
LOT COUNT	113
DENSITY	3.95 UNITS/ACRE
	0 40 40 (00 40()



APPROVED

CITY OF WILMINGTON

DATE

Utilities Protection SERVICE 1-800-362-2764 Call Before You Dig



DEVELOPER

DDC MANAGEMENT 3601 RIGBY ROAD, SUITE 300 MIAMISBURG, OH 45342 PH:(937) 610-1500

ENGINEER

CESO, INC. 3601 RIGBY ROAD MIAMISBURG, OH 45342 PH: (937) 435-8584 JUSTIN ELAM, P.E.

OWNER

CHAKERES THEATRES INC 222 N. MURRAY ST. SPRINGFIELD OH 45501

SITE DATA TABLE				
OVERALL ACREAGE	28.60 ACRES			
LOT COUNT	113			
DENSITY	3.95 UNITS/ACRE			
OPEN SPACE	8.42 AC (29.4%)			

11/28/22 DATE

Issue: Drawing Title:

Date:

Scale:

Drawn By:

Checked By:

MANAG

ID Description

Project Number:

Revisions / Submissions



TITLE SHEET

© 2022 CESO, INC.

760651

11/28/22

PUD PLAN

1:150

DAS

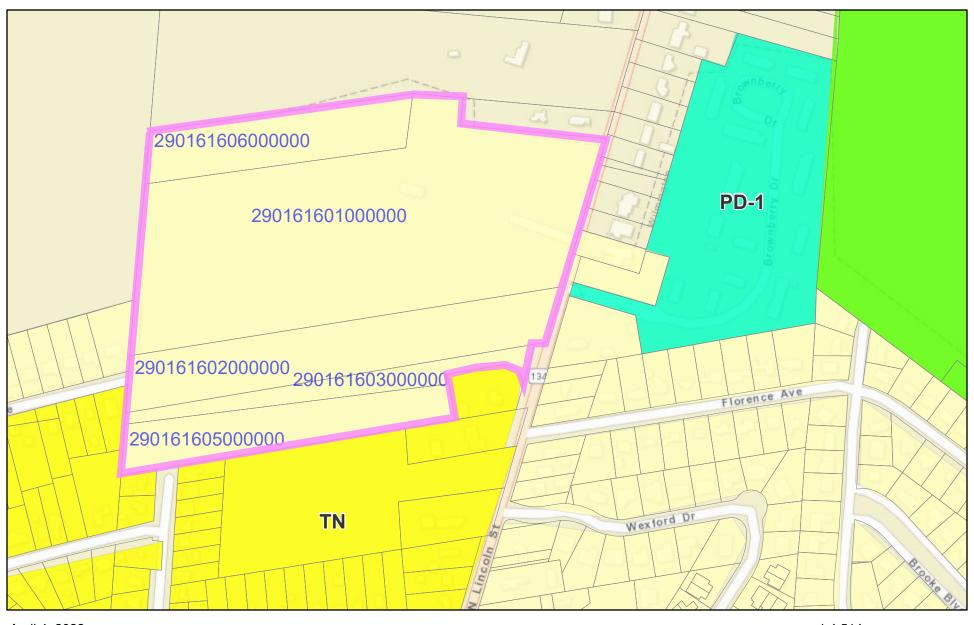
JEE







Drive-In Properties Rezoning Request



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

TRANSFERRED This Conveyance has been examined and the Grantor has complied with

Section 319.202 of the Revised Code. __ EXEMPT_**G** Terence G. Habermehl, Clinton Co. Auditor Transfer Fee: 2.50 Date: 9-17-16



Doc ID: 002617570006 Type: OFF Kind: AFFIDAVIT Recorded: 09/27/2016 at 12:07:00 PM Fee Amt: \$60.00 Page 1 of 6 Clinton County, Ohio Brenda J. Huff Recorder File# 2016-00004052

PG 263-268 вк 956

AFFIDAVIT OF TRANSFER SECTION 5301.252 OHIO REVISED CODE

STATE OF OHIO

COUNTY OF CLARK:

William C. Hicks, having been duly cautioned and sworn, states that he is the attorney for Chakeres Theatres, Inc., the surviving corporation in respect to the real property set out herein and that the statements made are from his own personal knowledge of the facts pertaining to the merger of certain corporations into Chakeres Theatres, Inc.

The following properties have been transferred by merger from Wilmington Theatres, Inc., an Ohio corporation into the name of Chakeres Theatres, Inc., an Ohio corporation in accordance with the merger of August 26, 1977, as set out in the attached Certificate of the Secretary of State of the State of Chio dated September 6, 1977. Exhibit A is also attached hereto and incorporated herein by reference describing each of

the four parcels of real estate which are transferred in accordance with this Affidavit of Transfer.

William C. Hicks

Before me, a notary public, in and for said county, personally appeared the above named William C. Hicks, this <u>21</u>dy day of September, 2016.

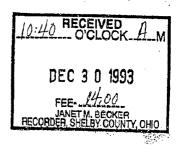
Notary Public

This Instrument Prepared By:

COLE ACTON HARMON DUNN
A Legal Professional Association
333 N. Limestone Street
P.O. Box 1687
Springfield, OH 45501
(937) 322-0891



DEBRA L. BLAIR Notary Public. State of Ohio My Commission Expires 02-25-17 UNITED STATES OF AMERICA,
STATE OF OHIO,
OFFICE OF THE SECRETARY OF STATE.



I, TED W. BROWN,

do hereby certify that I am the duly elected, qualified and present acting Secretary of State for the State of Ohio, and as such have custody of the records of Ohio and Foreign corporations; that said records show A CERTIFICATE OF AGREEMENT OF MERGER of CHAKERES MANAGMENT CORPORATION, #186602; and, SOUTHLAND 75 DRIVE IN THEATRE CO., #334791; and, CHAKERES-DAYTON, INC., #366127; and, PIQUA THEATRES, INC., #381839; and. MECHANICSBURG THEATRES, INC., #292807; and, OSBORN-FAIRFIELD THEATRES, INC., #190749; and, WILMINGTON THEATRES, INC., #186601; and, URBANA THEATRES, INC., #186598; and, ST. MARYS THEATRES, INC., #186600; and, CHAKERES-COLUMBUS, INC., #400305; and, THE SPRINGFIELD THEATRE COMPANY, #127736; and, CRUISE-IN, INC., #266620; and, XENIA THEATRES, INC., #186599; and, THE XENIA AMUSEMENT COMPANY, #177754; and, NORTHLAND 49 DRIVE-IN THEATRE CO., #348178; all above are OHIO corporations; all merging into: CHAKERES THEATRES, INC., #140230, Ohio corporation, the survivor, was filed in this WITNESS my hand and official office on August 26,1977, recorded on Roll seal at Columbus, Ohio, this E 312, Frame 116 of the records of 6th day of September incorporation.



Ted W. Oroun

A. D. 19_77.

TED W. BROWN
Secretary of State

VOL 319 PAGE 73

Parcel 1. Situate in the State of Ohio, in the County of Clinton, and Township of Union and further bounded and described as follows:

Beginning at a point in the center of the Wilmington-Port William Pike, corner to Frank Miller's land; thence with the center of said pike S. 17° 5' W. 8 chains to Alva Holladay's north line; thence with said Holladay's line S. 81° 40' W. 20.17 chains to an iron pin in Ralph Haworth's east line; thence with said Haworth's line N. 50 15' E. 7.50 chains to an iron pin in Frank Miller's south line; thence with Miller's line N. 81° 40' E. 12.05 chains to an iron pin corner to said Miller; thence N. 8° E. 2.51 chains to an iron pin, another corner to Miller; thence S. 85° E. 9.44 chains to the place of beginning, containing 16.18 acres of land, more or less, but subject to all legal highways, and being the same premises conveyed by Laurence H. Austin and Virginia R. Austin, husband and wife, to Kroger Babb by deed dated September 4, 1947 and found of record in Deed Book 134 at page 125 of the Recorder's Office of Clinton County, Ohio, SAVE AND EXCEPT therefrom 0.858 of an acre of land conveyed by the said Kroger Babb to Loren E. Brock and Norma W. Brock by deed dated July 31, 1948 and found of record in Deed Book 135 at Page 255 of said Recorder's Office, to which record reference is hereby made for a metes and bounds description of said 0.858 of an acre.

Parcel No. 290161601000000

'<u>Parcel 2</u>. Situate in the State of Ohio, County of Clinton and Township of Union, being a part of Thomas Posey's Survey No. 1057 and bounded and described as follows:

Beginning at a point in the center of the Port William and Wilmington Road, corner to Edwin Hodson's land; thence with Hodson's line S. 81° 40' W. 19.75 chains to an iron pin in C.C. Nichols' east line; thence with Nichols' line N. 5° 15' E. 2.48 chains to an iron pin corner to J.A. Stingley; thence with Stingley's south line N. 81° 40' E. 20.16 chains to the center of the Port-William and Wilmington road; thence with the center of said road S. 17° 5' W. 2.75 chains to the beginning, containing five (5) acres of land, more or less, but subject to all legal highways, and being the same premises conveyed by Mary F. Howard to Kroger Babb by deed dated

September 8, 1947 and found of record in Deed Book 134 at page 134 of said Recorder's Office.

Parcel No. 290161602000000

'Parcel 3. Situate in the State of Ohio, County of Clinton, Township of Union and City of Wilmington, being a part of Thomas Posey's Survey No. 1057 and bounded and described as follows:

Beginning at a point in the center of the Port William and Wilmington Road and corner to Schofield's heirs' land; thence with their line S. 81° 20' W. 18.95 chains to a stone corner to Schofield's heirs and C.C. Nichols; thence with Nichols's line N. 50 15' E. 3.04 chains to an iron pin corner to Alva Holladay's land; thence with Holladay's line N. 810 40' E. 19.75 chains to the center of the Port William and Wilmington road; thence with the center of said road S. 17° 5' W. 3.31 chains to the beginning, containing 5.94 acres of land, be the same more or less, but subject to all legal highways, and being the same land conveyed by Isaac Kersey and Wynema Kersey, husband and wife, to Kroger Babb by deed dated September 13, 1947 and found of record in Deed Book 134 at page 160 of said Recorder's Office. SAVE AND EXCEPT therefrom 0.663 of an acre of land conveyed by the said Kroger Babb to Robert F. McKay and Evelyn L. McKay by deed dated August 19, 1948 and found of record in Deed Book 135 at page 291 of said Recorder's Office, to which record reference is hereby made for a metes and bounds description of said 0.663 acre.

Parcel No. 290161605000000 and 290161603000000

Parcel 4. Situate in the State of Ohio, County of Clinton, Township of Union, a part of Posey's Survey No. 1057 and bounded and described as follows:

Beginning at an iron pin corner to Sarah W. Miller and Kroger Babb, said pin being 620 feet measured westerly along Miller's line from the center of the Wilmington-Port William Pike or State Route No. 134; thence with said Kroger Babb's line S. 2° E. 165.66 feet to a point in an old fence line; thence with said fence line and the line of Kroger Babb S. 71° 52' W. 797.5 feet to a point; thence leaving said Kroger Babb's line N. 4° 26' W. 160.1 feet to an iron pin; thence N. 71° 30' E.

CONDITIONALLY APPROVED

For Transfer-Clinton County Engineers Map Department

Per: Wall

Date: 9-26-16

This Description MUST Be Corrected Unless Excepted Under Local Rule

804.5 feet to the beginning, containing three (3) acres of land, more or less, and being the same land conveyed by Sarah W. Miller to the said Kroger Babb by deed dated April 6, 1948 and found of record in Deed Book 135 at page 4 of said Recorder's Office.

Parcel No. 290161606000000

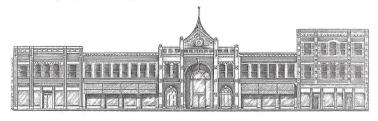
The aforesaid four parcels of real property are the same premises conveyed by Kroger Babb and Luella L. Babb, his wife, to the North-side Drive-In Company by deed dated April 22, 1949 and found of record in Deed Book 138 at page 142 of the Recorder's Office of Clinton County, Ohio.

		50. 1770 63.50 pa re-	43	I. [
14.	` `	50. 4770 \$1.50 PO 50c		1
27.	3			3
N.	ે. 🤾	SALE 134 & COM		
1	√'&	VEOU ALL TANK OF THE OPEN		
٠.	X, 👸	KNOW ALL MES BY THESE PRISENTS: The The Sortholde Drive-In Company, e surperstion organized and existing under the laws of whic, with its principal price in with law of the laws of the law and the law of the l	}	- 11
•	\ <u>{</u>	and existing under the laws of onte, with its principal africa in Wilshuten, which the granted are delivered and other fixed and values of the state principal africa in Wilshuten, which the grante	~ }	1
***	V 3	one golier and other need and valuable concluderation	ે કે	
``	The second second	loss of balo, with the william of heades, inc. a correction or the contraction of the con	}	-
20	\ *	Chief the price of the real State of the last the state of the state of the last the last the state of the last the state of the last the last the state of the last the la	380	-
5		one delier and other good and valueals evialderation loss of falls, with the william phenomenessing peralten aromized and existing under the end of the plants of the properties of the properti		*
		16. 1.25. 67 Water and A. 1.	۷۲ ; د د که خاص	. }
355	¥.,;	de bloody smooth will now Alexe to the State de bloody smooth will now Alexe to the State of the Wilnington-Fort William Fike, summer to Frenk Miller's land; thouse Eaglinning at a point in the 18 6 6 6 6 18 10 14	क्ष्य क्षेत्र इत्यासक्त	ໂຂດຮຸກ
	` }	is a stains to Alea Hothday's north line; themen with rett land; thomes with the nonter or said pa	ka S	17"
7.3	S	the college with liver to the second with said Europethia live & colling a colling to	No.	COSE !
٠,		William S 80 F 2 El shallow the sillar's line B Clotor F 12 OK obstacts in Vancular		: د
1.4	S. S.	asse of togicalne, containing 10.10 acres of long tone never to Miller; thence 3 85" 2 3.65 thains	20 2	181
oğ.	8 S 1	and the same and the same of the same and th	. C. S. S. S.	<u>ن</u> د چ
_		the same factor of the property of the research of the same of the	9 01	<i>y</i> 3
3,	a 📒 🕽	bros - Brock and Norma A Brack by 2004 dated helps of an acre of land conveyed by the said broger I	. હેલ્લ	to !
ų,	. 💥	of said Recordar's Office, to which record reference is hereby made found of record in Dond Book 135 at 1818 of an acre. Parcel 2. Situate in the State of Ohle. Country of Siddle and State of the State of Siddle Country of Siddle and State of Siddle and State of Siddle Country of Siddle and Si	350 200	355
••		an of Thomas Principle Survey to John to State of Oaks, County of Minten and Township of this	cere be	ožna (
		of the fort Allian and Almineton Boad, correct to Edvin Bodson's land; there with Accepts line a correct to Edvin Bodson's land; there with Accepts line a Community of the Accepts line and the correct to Edvin Bodson's land; there with Accepts line a Community of the Edvin Bodson's line and the control of the Edvin Bodson's land; there are the Edvin Bodson's land; there are the second and the Edvin	To FO	(3)
7.5		the fort Sillian and Wilmington thence with Stingley's south line & Siluc E 20.10 sheins to the con	sa ug Vilomiy	Sur
1				
		COLORS ESTERMAN DU MARA E ULLIAN L. C	200	1
32	<u> </u>	liting Township of the or and Bourder's Office. Farnet 3. Elitate in the State of Chic. County	or in	
	ું કે ર	Mintar, Township of Union and City of Wilmington, being a part of Thomas Fosey's Survey to 1057 and to described as follows: Beginning at a point in the center of the Fort William and Wilmington Road to Schoffeld's heirs, land; thence with their line & 3 1950 to 18 Fort William and Wilmington Road	ionnii Braaco	હહ
		and the school of heira lund; thence with their line school of the fort Milliam and Wilmington Road wire and C C Wichols; thence with Wichols in 18 18 18 18 18 18 18 18 18 18 18 18 18	and .	ದರ್ಷ-
2.3	÷ ;	I limit thence with inligants been also at the a give it is a distinct on the prin corner to dive	. Rel	2022~ 2022~
	, t	on most, thence with the center of set a road \$ 13° 5; \$ 3.31 chains to the host willian and w	15.2 20.5	ກຣູ∼
	Ě	flant, to the same norw or less, but subject to dil legal highways, and being the same landbouveyed to and Synega Kersey, hysband and wife to known Babb by deed that he same landbouveyed to	, (3) (3): max 3 ()	5262
		8 (800) (800) 1 (8) A& ACCES (800) ACCES (800) 10 (800) 10 (800) 10 (800) 10 (800) 10 (800) 10 (800)		
		ersey and Synema Kersey, husband and wife to knower Babb by deed dated September 13,1947 and found on Save about the same and found of the same of the said Kraner Babb to Robert F Kekny and Evelyn L Kekny by deed dated Romest 19,1948 a forest in Deed Book 138 at man 291 of an across forest in Deed Book 138 at man 291 of said Robert P Kekny and Evelyn L Kekny by deed dated Romest 19,1948 a	2 3 x	ກຂຶ້
		CONTROL OF THE COLUMN TO A COLUMN TO THE COLUMN TO THE COLUMN THE COLUMN TO THE COLUMN T		
	§ 1	the true the center of the Wilmington-Fort Million file of State Route No 1 Stitution with the	E M13.	1ara
	§ 5	to S 71 30 E feet to a point in an old fance line; thence with said fonce line and the line of Ki in S 71 30 E 797.5 feet to a point; thence leaving said Kroper Dabbts line it Point 160 i feet to intheses 8 71 30 E 70 4.5 feet to the heginning, containing three (1) acres of leaf	58 J. 18	いかかか
	$\S = \S$	inchesco R 7130 E 80k.5 feet to the hegianing tentaining three (1) acres of land, more or less to asset to the hegianing tentaining three (1) acres of land, more or less, and asset to convered by land, while to the said troper Babb by dead dated april 5.1% and law fruster.	3.23	22000
	\$ \$7 \$1	and represed by Garah Willer to the said Eroper Babb by doed dated Armit & tole 1850 per	ted t	33
-	\$	greator	TO OI	11
r :		ender to bee or easily, of the and in the poil precious, ingester with all the operators and apparatures to the same information and all the ceess, income and profilered: To there and to Hold the mane in the puly proper use of the ceid RESECTOR LOS SUCCOSSOFO	844	
	.	TIBESSIA	:	
		the state of the s		
- 3	্র	TOOLING ASSAULT ASSAULT TOO AND AN AND TOO AND AN AND AN AND AND AN AND AN AND AN AND AN AND AN AND AN AND AND		
- 3	3	the content of smile and processes and half that passer to exceep the source that the strategies of the state of the said processes and half that passer to exceep the source that the strategies of the said the second strategies and the second strategies are second strategies and the second strategies and the second strategies are second strategies and strategies are second strategies and strategies are second strategies are second strategies and strategies are second strategies are second strategies	<u>.</u>	×2
	\$ 5	day out the contribution of the Charles and Mill Delevis to about the profess of the contribution with the contribution of the		mm.d
3	: ≳: ~.	132823 miles ray coursed by the engine and in accepting this deed and ere to be need to relieve and in accepting	d tax	रङङ
	- 74	description for the consequence hereby made.	3£ £	he.
3		many of the Salara Tay Salara and the salara transfer	1	
		in theorem when the mid The Montivide Orive-In Corrant, by its president and secretary, duly au	ई ४० व्यः	£ 03.
	į.	The state of the s	~~ {	
3			2001 88	
3		the state of the s	١.	
0		Send and Acknowledged to the practice of the By Kronger Rabb from dang. Lonna Stauther And Charles & First Secretary.		
- 8	1/2	Lonna Stautner Lonna Stautner And Charles R First Segretary. Stautner And Charles R First Segretary. Stautner And Charles R First Segretary. Segretary. Stautner And Charles R First Segretary.		
- 3	(55	the Same Presides conveyed by Eroger Sabb and Lucila L Babb, bis wife, to The Month-cida Driver by deed dated april 22, 150 and Tound of record in Deed Sook 138 at page 152 of the Month-cida Criver	500 E	re i rev
- }	000	The dated dated arrit 22 Told and found of record in Deed look 130 at tage 162 and the	∡ ລົົ	. ~3
1		Stathton County, Bhio.	Sec. 9:	
3		STATE OF OND. COUNTY OF CLISTON, and depth 225 tender to be the county of cliston, and depth 225 tender to the county of cliston and contaction and contaction and county to the county tender to th		
Ę		60 is secretarily free to this cilian with the post the post of the first th	1603	
	00	on ormals can Krotter Babb, President and Charles & Kirk, Sacrotary of The Wanth-side Columny		
- 1		a corporation	225	
Ì.		provide con Krotor Babb, Frazidant and Charleach Line, Sacroture of The Continuing tribusing a Saffrantist, de provide to be broken and otherwise as such provident and according and individually and to be broken Winness three broken and according and a such provident and according where the best and according and according where the broken according to the second	dio 1,5	:~oo:
Š	•	and corporate act and deed of said The Northelds Drive-In Company.		
8	ì		:	
- (Leone Stautner gos		
\$		Office come		
1		A Commence of the Commence of	With the	
		\$37.40 Roy. Stamps Cantelled. My Coordines suppression Sert. 12,1981		
i		Lo 26		
:		Para Sept. 5, 1949 et 10 stock A M	2	
:			200	
÷		ENLLY SICILY Recorder Chance Choose Dept.	ars. {	
÷.				

519 .

142		· ·	· married
usultati frefi.			******
1411414-4-4-4-4-4-4	30. 4105 \$1,25 40 500		
***	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		water
			and a series of the series
	NOW ALL MEN BY THESE PRESENTS: 150 Long to be and Lables L. Mail	The second secon	
}	to Figure and story good and various a sense convey a surrence	est actuu besteaure eetg	Llova
;	Ging Scillor and ather good and value to constderation to Disco put to The Northella Disco-in Command a distribution of Scillo Pilot de Source de 188 & South Thrack, Mile he reconstant the Count Respets, Sci and Charles and the Mile Loribution Inches	of is beceby autooorisated duca	-Sereby
	the lateralist decided and executation between the control of the second and the	and the although bas not	
- Furth: - FI D2:	are compared out descriped as follows: Beginning of a point in the circumstant of a point in the case fixed as follows: Beginning of a point in the case fixed as follows:	contain of the Aginguation	-Port
Alva S	so the name to room biling a latter beginning at a paint in the content of stated and the stated	, spajes ja sa grsu 294 . 175 hassin riz 6, a k 29	ting ga
80000	The party of the state of the s	na to no iron pin in Pro	
. * C.	W Nach Control to be take up a mark in	00 20 0 24 25 25 2	N 18 18 18 18 18 18 18 18 18 18 18 18 18
tite m	878 produces company by the time the transfer of age, or conjuge to	a nex rollier inclinable 20	1 933,50°
ः अञ्चलद्रदेश	don's Critish of History County of the Manual Franklin Conn	some for he bulle the Et.	2.59
16t 26	o anto aroger been to Loren a Creek and Marin a Arona by does det.	ad yafi 25° fedd oug toa	ni ot ronyeret
र्युक्राल 🔗 😚	os and hamida at anti o see an agent recommer x villes, to noten	Lounne varendines 12 Jes	Store Bride
S Seesal La	with the states in the life of the contract of the states and the states and the states are the states and the states are the states and the states are the	knows one noverstood 25 1	DY 500085
biretie Street	to which Buddon's likes 8 814040 to 78 chains to an ionn min in 8 C as is line a safety 2.49 to 10.78 chains to an ionn min in 8 C	ngestients is kulturing.	10 00'3 16 10 01165 }
a line:	H SHOKO B DO TO SHAPE A STATE OF THE LEW HER CONTROL OF E & SHAPE	గాజుప్రముణలులోని అన్నకు సౌకర్యాన్కర్	r s seedik
30978	to be all land made one was the form the formation of the state of	hanga of receiveds a co	1382,221
1800 B	by deed deted Spitemer 9,1947 and Council of record in Mod Sonk 1 rs. Parcal S. Clivate in the State of Object Council of City	ed to blice to be seed to the edition for the terms.	degag2 B Instances
St. French State	a want as straight at the straight as a content thousand	D. Q.C. ASSFAD 1929 25124 4124	. Emisoration
i thois	of the state of th	com Forest & おみまおり チ920はれ	mona xii
CO TERMAL	A WOLKE DE LA DE LA LANGE DE LA CONTRACTOR DE LA CONTRACT	A & NYAGOTES COOLEG	NIEU SIX
W. Sange	thought with our control of the sand as a sand as the sand the san	consistential de apply 1200 am	රු විය නොදීම
	to be the time of a continuous fill the time that the time the continuous and the time	in varadă and nindəna Keri	807 BERE
	A Brief the state of the state	t beed at bacear to pass	Sook 134:
Acres & Same	The we want to the way of the contract of the same of the same	SECTION DIGITAL PROPERTY OF THE	ころかま えたさ
A 1 800 60	when y want of hand a group of many to the fact that a fact of	or courts at this or think	ори Хонго
ALC: YOUN	the state of the state was a same and the same of the	es socialistically and the second of the second	45 2 3775 7
i liss	the names of the Wilsington-Post William File or Stot Fours No. S 2" I 168,85 feet to a print in an old fatte linesthene with a coled to two beauty and fatte linesthene with a coled to two well as the fatte lines of the fatter	184; thence with north Ko	ugar Teb
	eliber to low or equals, of, to each to the wild previous begular with all the printinger and appreciateness to the comments. The flow of the block of the printing of the pri	same Estancing and all the words bever	widosq bea
1 3	Composition and in the set he was recent the est at most of the court of	Hamadoy. 158 sudagesque	
	ten and major house. And the aid		****
	being asserted and administration du Off Arrely consumed with the mid-		
	The state of the s	within rod onlyre, that will 33	
	The state of the second st	SSRE and topoxy DRC ESS	528 3 to 0
82.5000	gentum in accepting this doed and as a part of the consideration for the followition of which land a type of the consideration for the fill the accepting the land of the consideration for the fill the accepting the control of the constant of the control of the	a of significated and son	දිනිරුවලට වැ මර්කක කෘත්ම
(\$0 \$ /% 2% }}:: 8 € 6€2	granted in Association of the section of the sectio	S 604.8 Thos to bus bo	કુઇજારીજ _ે
	to Witcom Whered, the mid hoper halt and Laulia f. Bath, May	Citatura of Sapan a Mil	732 on 11
	in privacy lies all or words for governous has also militaria and privacy lies and privacy lies	88 63.00	
	and hereby release. All the rest and appropries of down to the paid previous his the many of the part of one thousand the the year of one thousand the the year of one thousand the second of the part of one thousand the second of the part of the p	the books and the Common of the bear of the Common of the	~~~
	areas and hermalistical in the presented of we	ಕರ್ನಡ ಪ್ರಕರಣ	
Ser X	27.70		
\$1. 5 7%	Harrycette of Mack the sate tragger made by cool deten spril 8,1990 and found of recor- conderla Office.	9 9 1	
1	order o Strice	y an year Rook 136 5t pe	78 8 6 C
\$ 10 h	STATE OF OUSD. COUNTY OF ELINEON, W.	*************************	
	STATE OF DISP. COUNTY OF ECONOMY OF ECONOMY OF ARRIVE ARRIVED	or the rear of our true for the side	. Larrabad (*
	April Negger Salt and Sapilo & Sent, the alie,	XXXXXXX See sot bee decemen	
8	Acres 64	the tribing department in the following the second second	
8	the signing thereof to be	militar of the Real of the Same	
	•		, Ka
	From	F Stro SEAL	
		Cliston	Courts.
88	a Shanna Superal Lad	Score 2028	C. S. William AND CO.
8	\$20.88 Rov. Stamps Tancollod. My Commun.	non mapine 1/10/80	
	April 25. 19.49 altil vent d		
	Recorded and a special		
2	Recorded Chailty Giffin Recorder Chaire Chairs by Eller	aboth Lowis.	Tony
SSC 5 5	2 SAME AND THE SAM		

The City of Wilmington, Ohio



Public Service & Public Safety Offices

69 North South Street, Wilmington, Ohio 45177 Telephone: 937-382-6509 Email: publicservice@wilmingtonoh.org

Director of Public Service Director of Public Safety Brian A. Shidaker (937) 382-6509

January 5, 2023

Safety/Service Coordinator Sugar Grove Cemetery Andrea Tacoronte (937) 382-6509

Andrea Tacoronte, Clerk Wilmington City Council 69 N. South Street Wilmington, Ohio 45177

Building & Zoning Shirley Orwick (937) 382-5134 Andrea,

Sincerely,

Code Enforcement Annen Vance (937) 971-9161 Wilmington City Planning Commission met Tuesday, January 3, 2023. The Commission voted to recommend approval of a Planned Unit Development of Parcels: 290161603000000, 290161605000000, 290161606000000, 290161601000000, and 290161602000000, more commonly known as 1057 N Lincoln St and owned by Chakeres Theatres, Inc. The Planned Unit Development has been requested by DDC Management, LLC for the purpose of residential development.

*Director of Public Works*Rick Schaffer
(937) 383-5882

Samantha Miller, Clerk Planning Commission



Code Enforcement Monthly Report

February 2023

The Code Enforcement Department strives to fairly and efficiently enforce and uphold the Codes and Ordinances while protecting the public health, safety, and welfare of our residents, businesses, owners, and visitors.

This department accepts complaints from our citizens as well as other local departments and agencies regarding violations of the City's Property Maintenance and Zoning Codes. This department handles a variety of violations including regarding exterior property maintenance, junk vehicles, litter, grass and weeds, infestations, interior property issues, and other property violations. These violations are investigated to determine a course of action.

Submitted 2/28/2023
Annen Vance,
Code Enforcement Official







Enforcement Highlights

Court Proceedings

The following properties have open criminal cases stemming from their Code Violations at the Clinton County Municipal Court.

Address	Charges	Status
45 W. Birdsall St	3- Litter & Public Nuisance (2)	Trial to Court- 4/27/2023
		Previously postponed
129 W. Locust St	7- Exterior, Roof, Electrical System Hazards, Public Nuisance, Litter, Sanitation, & Protective Treatment	Final Pre-Trial 03/06/2023
141 W. Locust St	3-Sanitation, Roof, & Litter	Final Pre-Trial 03/06/2023
262 N. Mulberry St	7- Public Nuisance(2), Litter, Exterior, Foundation, Protective Treatment & Electrical System	Final Pre-Trial 03/06/2023
873 Rombach Ave	2-Structural Members & Litter	Final Pre-Trial 03/06/2023
889 Rombach Ave	6- Sanitation, Roofs, Public Nuisance(2), Litter, & Doors	Final Pre-Trial 03/06/2023

The following properties have been submitted to the Prosecutor's Office and affidavits are awaiting signatures.

Address	Charges	Owner of Record
12 N. Lincoln St	9- Public Nuisance, Unsafe Structure,	Harold E. Roberts
	Exterior; Stairs, Windows, & Foundation.	
	Interior; Stairs & Interior Surfaces, Fire	
	Safety (Accumulations), and Litter	
180 Columbus St	5- Public Nuisance, Foundation, Unsafe	Fred Haught
	Structure (2), and Electrical Hazards	3 3 3 3 3
287 E. Locust St	6- Public Nuisance (2), Unsafe Structure,	Daniel Thirey
	Protective Treatment, Exterior Walls, and	
	Roofs and Drainage	
281 W. Main St	4- Public Nuisance, Unsafe Structure,	LD Kirk
	Exterior Walls, and Windows	Susanne Kirk
237 N. Lincoln St	4- Public Nuisance, Unsafe Structure,	Fred Haught
	Electrical System Hazards, and Chimney	

Clean-Up Wilmington 2023



The first clean-up of the season is scheduled for Saturday, March 25th. The event will begin at 9 a.m. and the meeting location will be announced closer to the date. You can sign up to receive emails by contacting avance@wilmingtonoh.org

Property Success Stories

Thanks to the Clinton County Landbank, the Clinton County Prosecutor's Office, and the Patel Family, this home on W. Main Street has never looked better. Renovations are nearing completion and this property has been thoroughly cleaned and updated. This case has been open with this department since October of 2021 and was obtained by the Landbank in April of 2022.













Code Enforcement Stats

Total Caseload	134
New Cases Opened	39
Cases Closed	25
Inspections Logged	84
Complaints Received	26

Problem Property Updates



508 and 498 Grove Street

Case # 1605 Case Date- 04/16/2016

Recently obtained by the Clinton County Landbank.

Vacant house and garage- oldest open Code Enforcement Case currently.



606 Silverado Drive

Case # 2814 Case Date- 08/24/2018

Vacant pool house- currently in foreclosure (County Court-Board of Revision Case).



302 N. Wall Street

Case # 4237 Case Date- 05/17/2021

Recently obtained by the Clinton County Landbank.

Vacant home.



118 E. Truesdell Street

Case # 4105 Case Date 01/12/2021

Vacant house- currently in foreclosure.



156 S. Walnut Street

Case # 4070 Case Date- 12/11/2020

Sold at Sheriff's Sale- waiting on deed transfer.



772 Mead Street

Case # 3831 Case Date- 07/28/2020

Sold at Sheriff's Sale- waiting on deed transfer.

Contact Information



Office Phone- 937-382-6509



Online- www.wilmingtonoh.org
Under the "Municipal Services" tab



TextMyGov- Text "Hi" to 937-884-1588



In Person- 69 N. South Street Second Floor (Near Council Chambers)

Summary of New Finance Items MARCH 2, 2023, Council Meeting

SUPPLEMENTAL APPROPRIATIONS

a. From the excess funds of the Indigent Driver Alcohol Treatment Fund to 283.213.5269 "Misc. Services – Indigent Driver Alcohol" the sum of \$5,000.00.

SARAH AVEY – The court has a defendant that is indigent and would like to attend the alcohol treatment program. The court believes the defendant will benefit from this program.

- b) From the excess funds of the General Fund to 110.120.5917 "M&R Fund Transfer" the sum of \$252,000.00
- c) From the excess funds of the Maintenance Repair Fund to 200.330.5512 "Capital Equipment" the sum of \$252,000.00From the available excess funds in the Cemetery Fund to 580.500.5273 "Grounds Maintenance" the sum of \$19,919.00

JERRY RUNK – Maintenance & Report has obtained Board of Control approval for three trucks (F250, F350, and F550) and leaf pickup equipment in 2023.

THEN AND NOW

AUDITOR'S OFFICE – Required annual legislation to report payment of expenses incurred in the prior fiscal year.

Income Tax Receipt Summary - City of Wilmington

10								
Month	Prior Individual	Prior Business	Prior Withholding	Total	Current Individual	Current Business	Current Withholding	Total
JANUARY	57,511.00	33,971.14	953,160.12	1,044,642.26	67,420.23	22 404 70		
FEBRUARY	40,896.56	47,923.13	603,749.10	692,568.79	37,700.47		983,106.28	1,082,931.27
MARCH	79,464.43	376,439.53	644,666.80	1,100,570.76		5 1,00 1.00	662,307.36	731,812.38
QTR 1	177,871,99	458,333.80	2,201,576.02	2,837,781.81	0.00	0.00	0.00	0.00
APRIL	271,861.87	312,933.41	946,684.73		105,120.70		1,645,413.64	1,814,743.65
MAY	78,353.56	113,453.92	754,631.56	1,531,480.01	0.00	0.00	0.00	0.00
JUNE	79,814.04	185,121.82	641,936.78	946,439.04	0.00	0.00	0.00	0.00
QTR 2	430,029,47	611,509.15		906,872.64	0.00	0.00	0.00	0.00
JULY	36,505.41	17,976.58	2,343,253.07	3,384,791.69	0.00	0.00	0,00	0.00
AUGUST	41,222.21	34,618.28	731,173.02	785,655.01	0.00	0.00	0.00	0.00
SEPTEMBER	78,872.79		767,982.99	843,823.48	0.00	0.00	0.00	0.00
QTR3	156,600.41	165,482.94	639,500.72	883,856.45	0.00	0.00	0.00	0.00
OCTOBER		218,077.80	2,138,656.73	2,513,334.94	0.00	0.00	0.00	0.00
OVEMBER	47,735.64	33,019.10	811,018.81	891,773.55	0.00	0.00	0.00	0.00
DECEMBER	26,422.18	11,825.01	649,427.43	687,674.62	0.00	0.00	0.00	
	39,871.03	124,643.53	651,880.27	816,394.83	0.00	0.00	0.00	0.00
QTR 4	114,028.85	169,487.64	2,112,326.51	2,395,843.00	0.00	0.00		0.00
OTAL YEAR	878,530.72	1,457,408.39	8,795,812.33	11,131,751.44	105,120.70	64,209.31	0.00 1,645,413.64	0.00 1,814,743.65
Income as	of VTD							

Income as of	YTD Income	
02/28/2023	1,814,743.65	
02/28/2022	1,737,211.05	
Total Increase (Decrease)	77,532.60	4.46%

Marque Jones