

PLANNING COMMISSION AGENDA



**Planning Commission Meeting
6:00 PM Monday, June 27, 2016**

**Village Administration Building
99 High Street
South Lebanon, Ohio 45065**

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of May 31, 2016
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 16-06P: Application for Preliminary Plat Approval for Woodknoll Section 3 B. Case 16-07P. Application for Preliminary Plat Approval for Woodknoll Section 4 C. Case 16-08P. Application for Preliminary Plat Approval for Woodknoll Section 5
9.	Communications
10.	Adjournment

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.



Village of South Lebanon
99 N. High Street, South Lebanon, Ohio 45065
513-494-2296 fax: 513-494-1656
www.southlebanonohio.org

**Planning Commission Meeting
MEETING MINUTES
May 31, 2016**

Members Present:

Tom Hunsche
Jim Smith
Bill Madison
Darrick Zucco

Staff:

Jerry Haddix, Administrator
Elbert Allen, Clerk

Members Absent:

Dennis Rees

1. Call to order at 5:30 PM
2. Pledge of Allegiance
3. Roll Call.
4. Open Forum
5. Review and Approval of Minutes of April 6, 2016. After the minutes were reviewed a motion to approve was made by Jim Smith and was second by Bill Madison. A vote was taken. All yeas.
6. Public hearing – None
7. Old Business: None
8. New Business:

A. Case 16-04P: Application for Final Development Plan & Construction Plans (FDP) for Wynstead Section 3 submitted by Grand Communities, LTD (aks Fischer Homes) (the "Owner"). A total of 29 single family homes will be built on 7.997 acres. These will be high end homes selling for around \$350K each. This development will connect the existing Wynstead development to Zoar Road. The FDP has been reviewed by the Warren County Water & Sewer Department. A motion to approve Final Development Plan &

Construction Plans with conditions was made by Darrick Zucco and was second by Jim Smith. A vote was taken. All yeas.

B. Case 16-05P: Replat Application re: Ritchey Acres Section 3. Submitted by King-Hasselbring & Associates on behalf of Kenneth & Deborah Osburn and Victor & Sharon Ricketts (Owners). This case involves the transfer of 1.001 acres between adjoining property owners. Lot 1 of Ritchey Acres is located in Hamilton Township and is owned by the Osburn's. They are seeking to purchase 1.001 acres from the Ricketts which is in the Village. If approved, the result would create Lot 3 owned by the Osburn's which will be partially in the Village (1.001 acres) and the Township (2.4969 acres) per the proposed plat. A motion to approve the Replat Application was made by Darrick Zucco and was second by Jim Smith. A vote was taken. All yeas.

9. Communications:

Jerry Haddix reported that he had received Preliminary Plat Drawings for Woodknoll Planned Unit Development and that he also has been reviewing Drawings for Rivers Crossing South Subdivision.

10. Motion to adjourn. Jim Smith made the motion; Tom Hunsche seconded. A vote was taken. All yeas.

Darrick Zucco – Chairman

Elbert Allen - Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 16-06P, Woodknoll Section 3 Preliminary Plat
Case 16-07P, Woodknoll Section 4 Preliminary Plat
Case 16-08P, Woodknoll Section 5 Preliminary Plat

DATE: June 23, 2016

On the agenda for June 27th meeting is a review of the preliminary plats for Sections 3, 4, & 5 of the Woodknoll PUD as submitted by Shepherds Crossing Development LLC (the "Developer"). Although this review combines the review, each section must be approved separately.

Background

The Woodknoll Planned Unit Development ("Woodknoll") is a 53.95 acre residential development originally proposed by Mainstream Homes in the late 1990's with the first section (lots 1-30) being recorded in 2001. Section 2 of Woodknoll (lots 31-56) which began in 2013 is now complete. Due to financial problems during Section 2, First National Bank ("Bank") stepped in to ensure completion of Section 2. In the meantime, the Bank foreclosed on the remaining acreage and bought it back at Sheriff's Sale. The Bank currently has a contract with Shepherds Crossing Development LLC to purchase the remaining 38 acres.

On April 6, 2016, the Planning Commission approved a modification to the existing PUD which removed the street connection of the lower elevation to the higher elevation area that is connected to the Shepherd's Crossing subdivision and allowed the sideyard setback to be a minimum of 6' on each side.

Code Analysis

Section 15.20.4 of the Village Zoning Code outlines the process for subdivision approval. The Planning Commission shall act on the preliminary plat application within thirty (30) days of submittal. Said application was submitted on May 30, 2016.

An approved preliminary plat shall be effective for a maximum period of twelve (12) months from the date of approval and a subdivider must receive approval of a final plat and construction drawings within that twelve (12) month period following approval.

Zoning Process

The Planning Commission shall approve, approve with modifications, or disapprove each preliminary plat.

Recommendation

Said preliminary plats are consistent with the approved PUD. The Developer has re-submitted the plat to address Item# 2.I. of the Preliminary Plat checklist. It is Staff's recommendation to approve the preliminary plat for each section list above with the following conditions::

1. Final construction drawings to be reviewed and approved by the Village Engineer; and
2. The Developer shall enter into a Development Agreement with the Village of South Lebanon;
3. Development Restrictions & Covenants to be reviewed and approved by the Village Solicitor
4. All construction to be in accordance with the Warren County Soil & Water District's Erosion and Sediment Control Regulations;
5. Satisfy the conditions of the Union Township Fire Department, as listed in the attached letter from the fire chief; and
6. Adhere to all requirements of the approved Woodknoll Planned Unit Development (PUD).

Attachments

Planning Commission Application

Preliminary Plat Checklists for Sect. 3, 4, & 5

Union Township Fire Dept. Letter

Warren Co. Soil & Water email

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/>	Draft Plan-Discussion Only	<input type="checkbox"/>	Preliminary PUD
<input type="checkbox"/>	Site Plan	<input type="checkbox"/>	Final PUD
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Rezoning
<input type="checkbox"/>	Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Lot Split
<input checked="" type="checkbox"/>	Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/>	Conditional Use
<input type="checkbox"/>	Final Plat or Replat	<input type="checkbox"/>	Special Meeting
<input type="checkbox"/>	Right-of-Way Dedication Plat	<input type="checkbox"/>	Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

2. Development Information:

Development/Business Name: Woodknoll Subdivision Sections 3, 4 and 5	
Type of Business/Project Description: Residential Subdivision	
Location: Mary Lane, Pike St., Shepherds Way	Size of Building:
Current Zoning: R3	Rezone to:
Total Acreage: 21.46	Acres to be Rezoned:
Number of Employees:	Number of Fleet Vehicles:
Current Owner of the Property	Project Contact (Architect, Engineer, Planner)
Name: First National Bank	Name: Loren M. Puckett, P.E.
Address: 730 E. Main St.	Address: 304 E. Market St.
City: Lebanon State: OH Zip: 45036	City: Washington C.H. State: OH Zip: 43160
Telephone: Fax:	Telephone: (740) 335-3816 Fax: (740) 335-5828
Applicant(s): Shepherds Crossing Development, LLC	
Address: P.O. Box 489007	
City: Cincinnati State: OH Zip: 45249	
Telephone: Fax:	
Please Print Applicant's Name Here: <u>Edward A. Farnsworth</u>	
* Applicant's Signature: <u>[Signature]</u>	

* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)

TO BE COMPLETED BY THE VILLAGE OF SOUTH LEBANON

Application Number: _____	Date of Planning Commission Meeting: _____
Fee Paid: _____	Drawn: _____ Checked: _____ Date: _____ Initial: _____
Legal Notices Advertised: _____	Mailed to Surrounding Property Owners: _____

3. Rezoning and Preliminary PUD Plan Requests

Surrounding Property Owners: Please list the names and addresses of all Owners of Real Property within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

4. Signatures Required

By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.

Please Print Applicant's Name: EDWIN A. FARMHIA (SHEPHERD'S CROSSING DEVELOPMENT, LLC)

Applicant's Signature: [Signature] Date: 5/30/2016

Property Owner's Signature: _____ Date: 5/1/16

5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

Total Infrastructure Cost \$ 1,384,000.00 (A)

1 - Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost* (Line A x 0.0125) \$ _____ (B)

1.50% of Total Infrastructure Cost** (Line A x 0.015) + \$ _____ (C)

Application Fee + \$ 150.00 (D)

Total Construction Drawing Fee (Line B + C + D) \$ _____ (E)

2 - Preliminary Plat Fee Breakdown:

0.25% of Total Infrastructure Cost* (Line A x 0.0025) \$ 3,460.00 (F)

Application Fee + \$ 150.00 (G)

Total Preliminary Plat Fee (Line F + G) \$ 3,610.00 (H)

Total Paid with Application/Submittals (Line E+H) \$ 3,610.00

* Due upon submittal

** Due prior to construction

6. Fee Schedule and Submittal Requirements

Article/Ord. Reference	Item	Fees ⁽³⁾⁽⁴⁾	Submittal Requirements
Article 20 Article 14	Preliminary Plats Final PUDs	\$150 + 0.25% of estimated infrastructure construction costs ⁽¹⁾	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Construction Drawings	\$150 + 2.75% of estimated infrastructure construction costs ⁽¹⁾ (Include estimate with application) (1.25% due at time of submittal and 1.5% due before construction begins) ⁽²⁾	4 Copies ⁽⁵⁾ 2 Drainage Calculations 2 Detailed Spreadsheet of the Estimated Infrastructure Costs
Article 20	Final / Dedication Plats	\$350	10 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 20	Lot Split / Minor Subdivision / Replats	\$75 per lot	3 Survey Plats ⁽⁵⁾ & Legal Descriptions 1 New Deed + 1 Original Deed
Article 18	Site Plans	\$400 + \$5 per unit Multi-family \$400 + \$20 per acre Commercial/ Office/Industrial/Institutional	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 17	Landscape Plans	\$150 + \$10 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper)
Article 7	Zoning District Map Change Zoning Text Change	\$400 + \$10 per acre	20 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 5	Variances / Appeals	\$400	8 Copies + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 1 Set of Mailing Labels
Article 14	Preliminary PUD Plans	\$2,500 + \$20 per acre	12 Copies ⁽⁵⁾ + 1 Copy (Ledger Paper) 1 List of Surrounding Property Owners + 2 Sets of Mailing Labels
Article 14	Final PUD Plans	Site Plan Review Fees Apply	Site Plan Review Submittal Requirements Apply
Article 6	Conditional Use / Similar Use	\$250 + applicable site plan fee	15 Copies + 1 Copy Ledger Paper ⁽⁵⁾
Article 3	Zoning Permit	\$250 + \$0.03 per square foot of building area (Village water tap and inspection fee required if utilizing Village Water [proof of payment of County tap fee if utilizing County Water]; Village sewer tap and inspection fee also required)	5 Copies
Article 3	Temporary Use Permit	\$50	5 Copies
Article 3	Certificate of Occupancy	\$50	3 Copies
Ord. No: 2008-14; Permit App.	Flood Hazard Area Development Permit	\$50	3 Copies of Permit Application w/ applicable submittal requirements (stated on Page 2 of 2 of Permit Application + Engineering "No Rise" Certification (if applicable))
	Special Meeting	\$500 + Application Fee, if any ⁽⁶⁾	Depends Upon Type of Application or Meeting Requested

FOOTNOTES TO FEE SCHEDULE

- (1) Infrastructure construction costs include all infrastructure costs associated with a development including, but not limited to, drainage facilities, sanitary sewers, waterlines, grading, excavation, and street improvements.
- (2) Any inspection conducted outside the normal eight-hour workday of Monday through Friday, excluding holidays, 8:00 a.m. until 4:30 p.m., shall be charged at one and a half (1.5) times the standard rate. The Village reserves the right to charge fees in addition to the fees specified in the table above if, due to the applicant's responsibility, excessive review and/or field inspections are necessary, and as determined by the Village Engineer. Such fees for review and field inspection by Village staff shall be charged at the standard rate of forty dollars (\$40) per hour, plus a three-fourths (.75) hour charge for travel time. Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. Performance and maintenance bonds will not be released until payment of all fees is received.
- (3) Any review and inspection completed by consultants on behalf of the Village shall be charged to the applicant at the same rate charged by the consultants. The applicant shall pay the difference when consultant fees charged to the Village are in excess of the established Fee Schedule base amounts. Final approvals will be held until all fees charged by consultants are paid-in-full by the applicant.
- (4) The fee for review of a revised application shall be sixty (60) percent of the fee specified for the initial or first review of such application.
- (5) All plans must be folded to fit a legal sized file folder with the title showing in the lower right-hand corner.
- (6) Special meetings that require one or more of the Village's consultants to attend shall require payment of the special meeting fee before the meeting is scheduled. Examples of special meetings include staff meetings and non-scheduled Planning Commission meetings requested by an applicant and/or developer.

1. Complete applications submitted by the deadlines posted above will be processed and placed on the next regularly scheduled Planning Commission meeting.
2. Incomplete applications or applications that do not comply with the minimum Village Zoning Ordinance and/or Subdivision Regulations or applications that are not submitted by the above posted deadlines will not be placed on the next regularly scheduled Planning Commission meeting agenda.
3. The applicant will be notified if his or her application is not accepted for processing. The Village Administrator and/or Zoning Administrator will discuss the reasons why the application was not accepted and the necessary steps required to meet the next meeting deadline.
4. Applicants may request a special Planning Commission meeting. Requests should be made with the Village Administrator at least two weeks in advance of the requested special meeting date. The meeting will be set if approved by the Planning Commission chairperson and if a quorum can be present. A \$500 fee plus applicable application fee must be paid in advance of the meeting (See Fee Schedule and Footnotes to Fee Schedule).
5. Meeting dates are subject to change due to unforeseen scheduling conflicts and holidays. Applicants should call the Village to check meeting dates in advance of the application deadlines.



VILLAGE OF SOUTH LEBANON
Preliminary Plat Approval Checklist

Development Name: Woodknoll Subdivision, Sec. 3
Reviewed By: Steven E. Bowersox, PS

Date Received 06/07/2016
Date Reviewed 06/09/2016

All items below are required for preliminary plat approval from the Village Engineer

	Approved	Comments
A. Required Information Sec 15.20.4		
1. Preliminary Plat Form Sec 15.20.4.6		
a. Scale	<input checked="" type="checkbox"/>	
b. Paper Size	<input checked="" type="checkbox"/>	
2. Preliminary Plat Contents Sec 15.20.4.7		
a. Proposed Name of Subdivision	<input checked="" type="checkbox"/>	
b. Location of Subdivision	<input checked="" type="checkbox"/>	
c. Contact Information	<input checked="" type="checkbox"/>	
d. Date	<input checked="" type="checkbox"/>	
e. Scale and North Point	<input checked="" type="checkbox"/>	
f. Boundaries and Acreage	<input checked="" type="checkbox"/>	
g. Adjacent Properties	<input checked="" type="checkbox"/>	
h. Existing Features within 200'	<input checked="" type="checkbox"/>	
i. Zoning Classification	<input checked="" type="checkbox"/>	
j. Existing Contours	<input checked="" type="checkbox"/>	
k. Existing Utilities	<input checked="" type="checkbox"/>	
l. Proposed Streets and Easements	<input checked="" type="checkbox"/>	Appear to be utility easements along right of way lines, not labeled or width given.
m. Building Setbacks	<input checked="" type="checkbox"/>	
n. Proposed Utilities	<input checked="" type="checkbox"/>	
o. Lot Information	<input checked="" type="checkbox"/>	
p. Reserved Land	<input checked="" type="checkbox"/>	
q. Vicinity Map	<input checked="" type="checkbox"/>	
3. Supplementary Information Sec 15.20.4.8		
a. Proposed Lot Usage	<input type="checkbox"/>	Not specifically stated
b. Existing Buildings	<input type="checkbox"/>	N/A
c. Accessible Information	<input type="checkbox"/>	N/A
d. Proposed Covenants and Restrictions	<input type="checkbox"/>	Assume they are a separate document
e. Sewage Disposal Method	<input checked="" type="checkbox"/>	
General Comments		



VILLAGE OF SOUTH LEBANON
Preliminary Plat Approval Checklist

Development Name: Woodknoll Subdivision, Sec. 4
Reviewed By: Steven E. Bowersox, PS

Date Received 06/07/2016
Date Reviewed 06/09/2016

All items below are required for preliminary plat approval from the Village Engineer

		Approved	Comments
A. Required Information	Sec 15.20.4		
1. Preliminary Plat Form	Sec 15.20.4.6		
a. Scale		<input checked="" type="checkbox"/>	
b. Paper Size		<input checked="" type="checkbox"/>	
2. Preliminary Plat Contents	Sec 15.20.4.7		
a. Proposed Name of Subdivision		<input checked="" type="checkbox"/>	
b. Location of Subdivision		<input checked="" type="checkbox"/>	
c. Contact Information		<input checked="" type="checkbox"/>	
d. Date		<input checked="" type="checkbox"/>	
e. Scale and North Point		<input checked="" type="checkbox"/>	
f. Boundaries and Acreage		<input checked="" type="checkbox"/>	
g. Adjacent Properties		<input checked="" type="checkbox"/>	
h. Existing Features within 200'		<input checked="" type="checkbox"/>	
i. Zoning Classification		<input checked="" type="checkbox"/>	
j. Existing Contours		<input checked="" type="checkbox"/>	
k. Existing Utilities		<input checked="" type="checkbox"/>	
l. Proposed Streets and Easements		<input type="checkbox"/>	Utility easements not labeled or width given.
m. Building Setbacks		<input checked="" type="checkbox"/>	
n. Proposed Utilities		<input checked="" type="checkbox"/>	
o. Lot Information		<input checked="" type="checkbox"/>	
p. Reserved Land		<input checked="" type="checkbox"/>	
q. Vicinity Map		<input checked="" type="checkbox"/>	
3. Supplementary Information	Sec 15.20.4.8		
a. Proposed Lot Usage		<input type="checkbox"/>	Not specifically stated
b. Existing Buildings		<input type="checkbox"/>	N/A
c. Accessible Information		<input type="checkbox"/>	N/A
d. Proposed Covenants and Restrictions		<input type="checkbox"/>	Assume they are a separate document
e. Sewage Disposal Method		<input checked="" type="checkbox"/>	
General Comments			



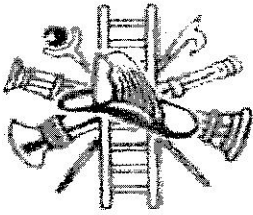
VILLAGE OF SOUTH LEBANON
Preliminary Plat Approval Checklist

Development Name: Woodknoll Subdivision, Sec. 5
Reviewed By: Steven E. Bowersox, PS

Date Received 06/07/2016
Date Reviewed 06/09/2016

All items below are required for preliminary plat approval from the Village Engineer

	Approved	Comments
A. Required Information Sec 15.20.4		
1. Preliminary Plat Form Sec 15.20.4.6		
a. Scale	<input checked="" type="checkbox"/>	
b. Paper Size	<input checked="" type="checkbox"/>	
2. Preliminary Plat Contents Sec 15.20.4.7		
a. Proposed Name of Subdivision	<input checked="" type="checkbox"/>	
b. Location of Subdivision	<input checked="" type="checkbox"/>	
c. Contact Information	<input checked="" type="checkbox"/>	
d. Date	<input checked="" type="checkbox"/>	
e. Scale and North Point	<input checked="" type="checkbox"/>	
f. Boundaries and Acreage	<input checked="" type="checkbox"/>	
g. Adjacent Properties	<input checked="" type="checkbox"/>	
h. Existing Features within 200'	<input checked="" type="checkbox"/>	
i. Zoning Classification	<input checked="" type="checkbox"/>	
j. Existing Contours	<input checked="" type="checkbox"/>	
k. Existing Utilities	<input checked="" type="checkbox"/>	
l. Proposed Streets and Easements	<input type="checkbox"/>	Existing utility easements labeled and width given, no new easements shown.
m. Building Setbacks	<input checked="" type="checkbox"/>	
n. Proposed Utilities	<input checked="" type="checkbox"/>	
o. Lot Information	<input checked="" type="checkbox"/>	
p. Reserved Land	<input checked="" type="checkbox"/>	
q. Vicinity Map	<input checked="" type="checkbox"/>	
3. Supplementary Information Sec 15.20.4.8		
a. Proposed Lot Usage	<input type="checkbox"/>	Not specifically stated
b. Existing Buildings	<input type="checkbox"/>	N/A
c. Accessible Information	<input type="checkbox"/>	N/A
d. Proposed Covenants and Restrictions	<input type="checkbox"/>	Assume they are a separate document
e. Sewage Disposal Method	<input checked="" type="checkbox"/>	
General Comments		



Union Township Fire Rescue

285 East Pike Street • South Lebanon, Ohio 45065
Office: 494-2566 Fax: 494-9055



Chief, Robert D. Napier

June 22, 2016

Jerry Haddix, Administrator Village of South Lebanon

Ref: Woodknoll Plans Review

After reviewing the plans for the Woodknoll addition off of Shepherds Crossing and Mary Lane Extension, the following are our comments.

- Move the hydrants out of the caulk-de-sac radius.
- All radius turns and cul-de-sac must be able to fit a large fire apparatus. The template that has been used for a large fire apparatus is a "Grey Hound Bus" template.
- It would help us with congestion if there were no parking on the hydrant side of the street. We have found that would give our apparatus room if there is not cars parked on both side of the street. If we have to have ladder truck operations for a fire, the outriggers need up to 20 feet to be extended out.

If you have any questions please feel free to contact me.

Robert Napier
Fire Chief/ Township Administrator

Union Township Fire Department
285 E. Pike Street
South Lebanon, Ohio 45065
(P) 513-494-2566
(F) 513-494-9055
(C) 513-617-3966

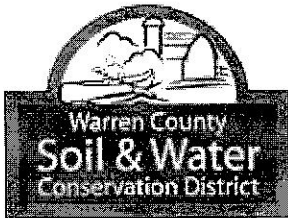
Cc: Trustees, Fiscal Officer, File

Jerry Haddix

From: Conley, Molly M. <Molly.Conley@co.warren.oh.us>
Sent: Friday, June 17, 2016 2:54 PM
To: Jerry Haddix
Cc: Nicholas Selhorst
Subject: RE: Woodknoll Preliminary Plats

Jerry,
I do not have any specific comments on the preliminary plans for Woodknoll. I will look in detail at the sediment and erosion control plans when they arrive, but I do not foresee any unusual circumstances with these preliminary designs.
Thank You,

Molly M. Conley
Natural Resource Engineer
PHONE - (513) 695-3085 | EMAIL Molly.Conley@co.warren.oh.us



Warren County Soil and Water Conservation District
320 E. Silver Street, Suite 300
Lebanon, Ohio 45036
PHONE (513) 695-1337
<http://www.warrenswcd.com/>



From: Jerry Haddix [mailto:jhaddix@southlebanonohio.org]
Sent: Wednesday, June 08, 2016 9:30 AM
To: Conley, Molly M.
Cc: Nicholas Selhorst
Subject: FW: Woodknoll Preliminary Plats

Molly,
For your review, attached are the electronic preliminary plats for Sections 3, 4 & 5 of the Woodknoll Subdivision in the Village of South Lebanon. Please review & forward any comments to me.
Thanks,

Jerry Haddix
Village Administrator
Village of South Lebanon
99 N. High Street
South Lebanon, Ohio 45065