



Buckeye Beach Park LLC
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Walnut Township
Preliminary Zoning
Submission



Buckeye Beach Park LLC
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January 18, 2024

To Whom It May Concern,

Buckeye Beach Park, LLC (BBP) owns several parcels in the Fairfield Beach Area, although the Parcel we are referring to this evening is #046-0034520, which originally was the Mobile Home Park (MHP).

My father purchased the MHP in 1986 and it had been grandfathered in as an R2 zoned Parcel. For decades this zoning was suitable for the MHP and our current needs.

A Public Water System (PWS) is responsible for providing water to the entire MHP and Campgrounds and is monitored by the Ohio Environmental Protection Agency (OEPA). Upon my arrival in 2016 I was made aware by OEPA that we had a "significant deficiency on Well #1 and the treatment facility" since 2013. My father had been working on getting Engineer Plans approved.

Since April 20th, 2016, BBP has attempted to satisfy the corrective action plan by securing funds to implement a new well and provide a filtration system with an above ground storage house, details are in Application no. 1219673 with the OEPA.

As of 2023 we realized the cost for the New Well and the Filtration System will now exceed the initial projected expense in 2018 of approximately \$500,000.00 with inflation and the pandemic.

OEPA has been gracious and understanding with us for several years and 2023 marked a decade that they have tried to work with us, yet economically it is not feasible for BBP to obtain funding of that magnitude for a PWS which does not generate income.

It was time for BBP to make the difficult decision to close the MHP and convert it to a Campground, in order to remove our designation as a PWS and reclassify it as a Transient Non-Community PWS (TNC). Furthermore, transitioning our monitoring agency from OEPA to Ohio Department of Health (ODOH).

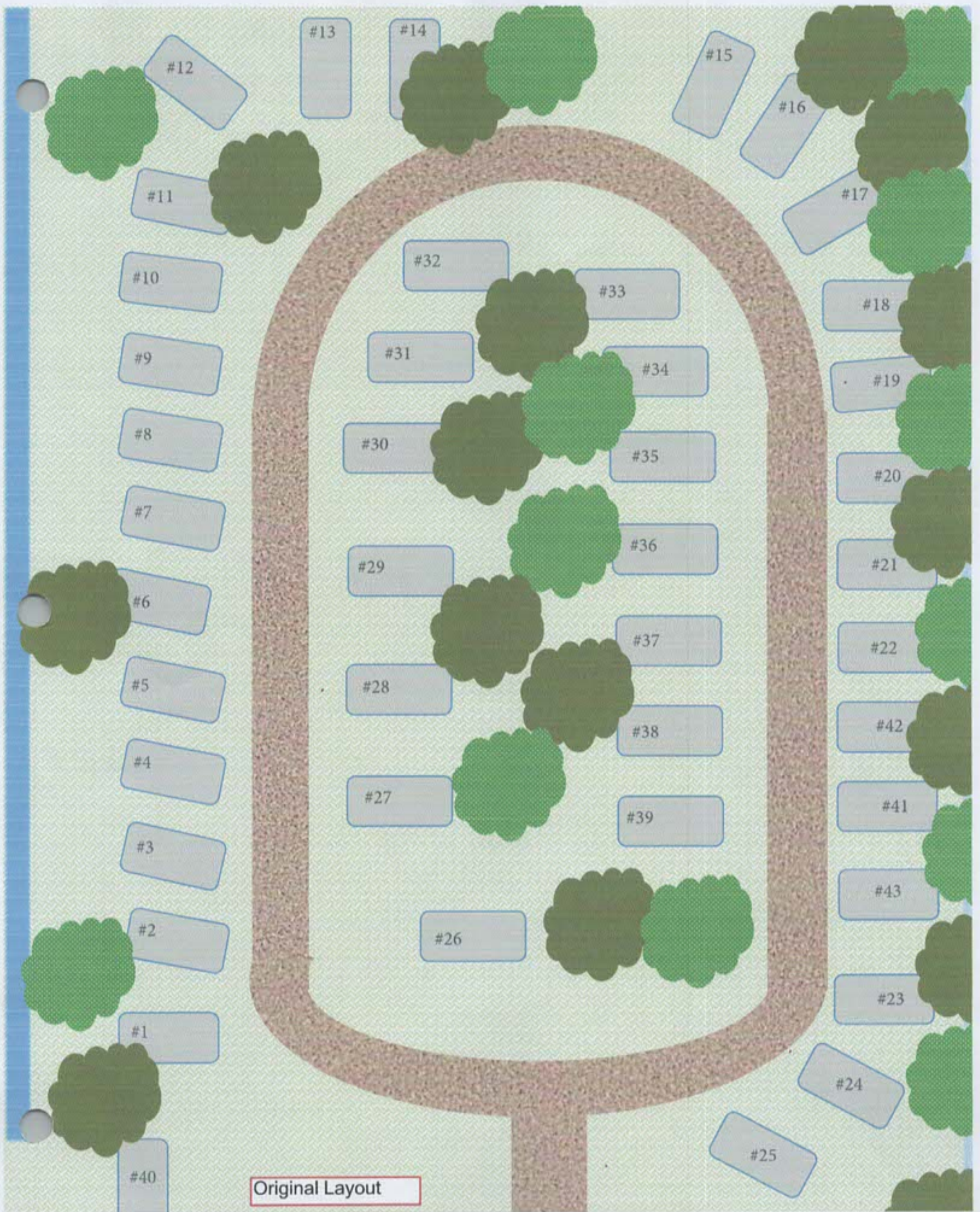
We are currently on a strict guideline by the OEPA regarding the closure of the Mobile Homes, conversions from Well #1 to Well #3 and providing an above ground facility based on OEPA approval of our plans.

In closing, we are requesting that Walnut Township Zoning Committee recognize and approve our Application for Parcel #046-00345-20 to a PUD zoned location so that we may continue with our plans to reorganize and construct a Campground. Furthermore, we have been advised that we should suggest implementing a "Lot Tie" with Parcel #046-00345-00, which is currently a Campground located on the north side of the channel.

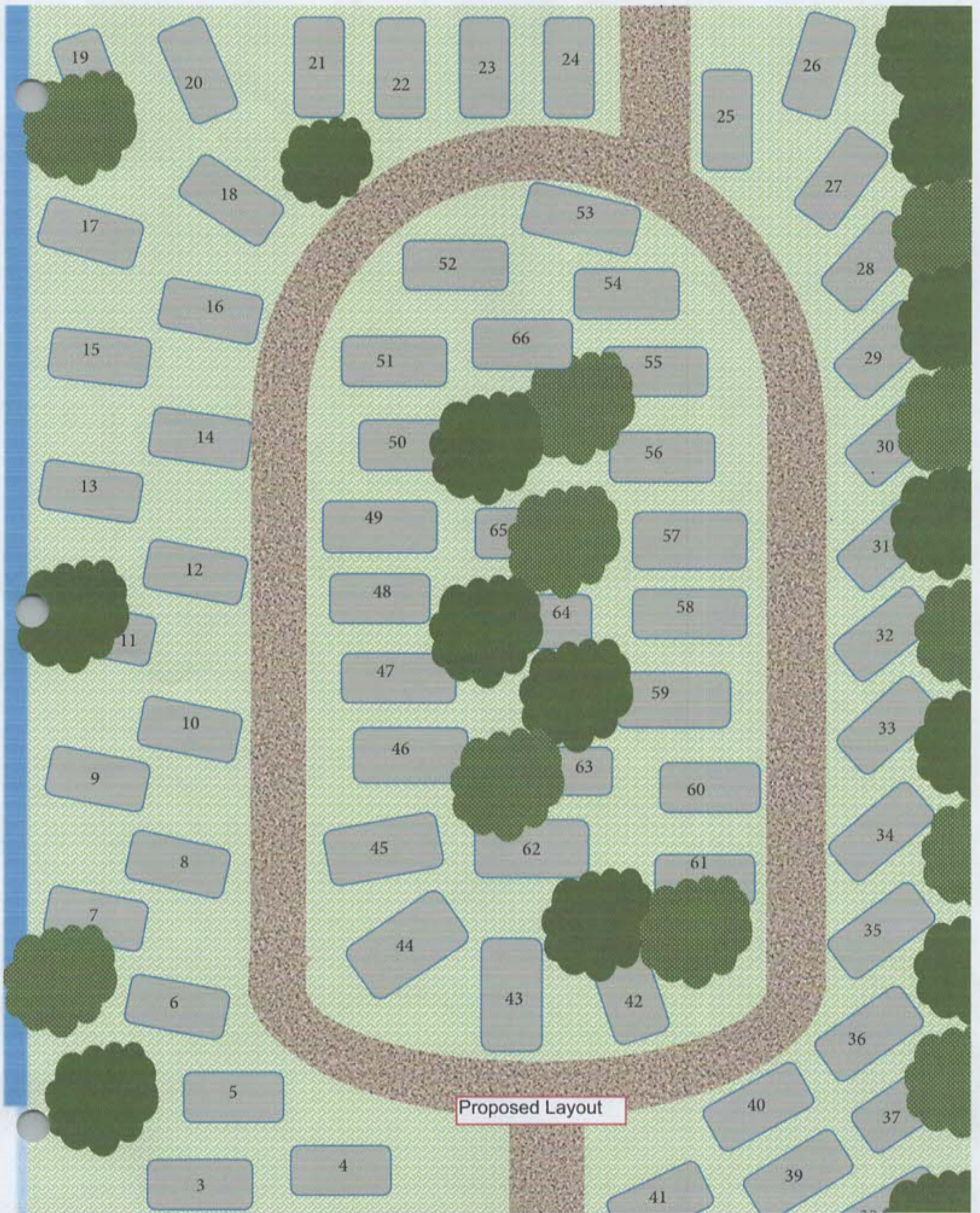
We appreciate your consideration in this matter.

With Gratitude ~

BONITA BAIR - Buckeye Beach Park, LLC



Original Layout



Proposed Layout

APPLICATION FOR ZONING PERMIT: **Zoning District Change**

The undersigned applies for a Zoning District change. The requested Zoning District change is issued on the basis of the information contained within this application. The Applicant hereby certifies that all information and attachments to this application are true and correct. Further, the Applicant understands this Zoning District change if approved, allows the applicant to later apply for a Zoning permit for the work the Zoning District change is addressing.

See Zoning Resolution/Code, Article VII "Administrative Procedures", 7.1 Procedures for Amendment or District Changes" for complete information on Zoning district changes.

1. Name of Property Owner/Applicant: Buckeye Beach Park, LLC
Mailing address: 13610 Shell Beach Road NE
Phone number: Home: 740 - 616-2406 Mobile: 740 - 616-2406 Business: 740 - 538-5253
Email Address: support@buckeyebeachpark.com

2. Physical address of property for this rezone application: 13546 Shell Beach Road NE Thornville, Ohio 43076
Subdivision Name: Bateson Channel Subdivision Parcel No. 046-0034500
Section: 24, Range: 18, Lot No.: 42, Zoning District: 17
(If parcel is not located in a platted subdivision, a legal description must be attached)

3. Has a Zoning District change been applied for this property before?
Unknown | No | Yes [] if yes, Permit # _____

4. Current use of property: Mobile Home Park

5. Proposed use of property: Campground

6. Current Zoning district: R2

7. Proposed Zoning district: PUD

8. Each application is to contain the following attachments and clearly indicate project address on each page:
 - Scaled Site Plan: Show property lines, bearings and distances of lot/parcel.
 - List of contiguous and across the street neighboring property owners and addresses as appearing on the County Auditor's tax list.

9. Attach a statement of how the proposed rezoning relates to the Fairfield County Comprehensive Plan.
http://www.co.fairfield.oh.us/rpc/county_development_strategy_land_use_plan.htm

Important Information:

- Township Zoning District Map - http://www.co.fairfield.oh.us/rpc/pdf/wa_Zoning_sep_13.pdf
- Walnut Township Zoning Resolution/Code - www.Walnuttownship.com.
- Fairfield County Auditor - <http://realestate.co.fairfield.oh.us/>

APPLICATION FOR ZONING PERMIT - Zoning District Change

By signing, the Applicant understands that he/she must comply with all applicable Walnut Township Zoning Resolutions. The Applicant hereby certifies that all information and attachments to this application are true and correct and will comply with all aspects of this Zoning District change and the Zoning Resolution:

Property Owner (only): Bonita Bair Signature: Bonita Bair Digitally signed by Bonita Bair
Date: 2023.12.30 16:17:25
09:07 Date: 12/30/2023

Applicant, provide three (2) signed copies | Z.I., one (1) copy goes to Applicant, two (1) for zoning file

For Zoning Office Use Below This Line

Date Application received _____ \$ _____ fee received, check # _____

Date and time of Hearing: _____ Z.I. _____

Zoning Inspector's Checklist:

Scaled Site Plan: [] | Contiguous Property Owners list: [] | Statement of how the proposed rezoning relates to the Fairfield County Comprehensive Plan: []

Zoning Commission Decision to recommend: approval [] OR disapproval [] Date: _____

Z.I. _____