



Buckeye Beach Park LLC

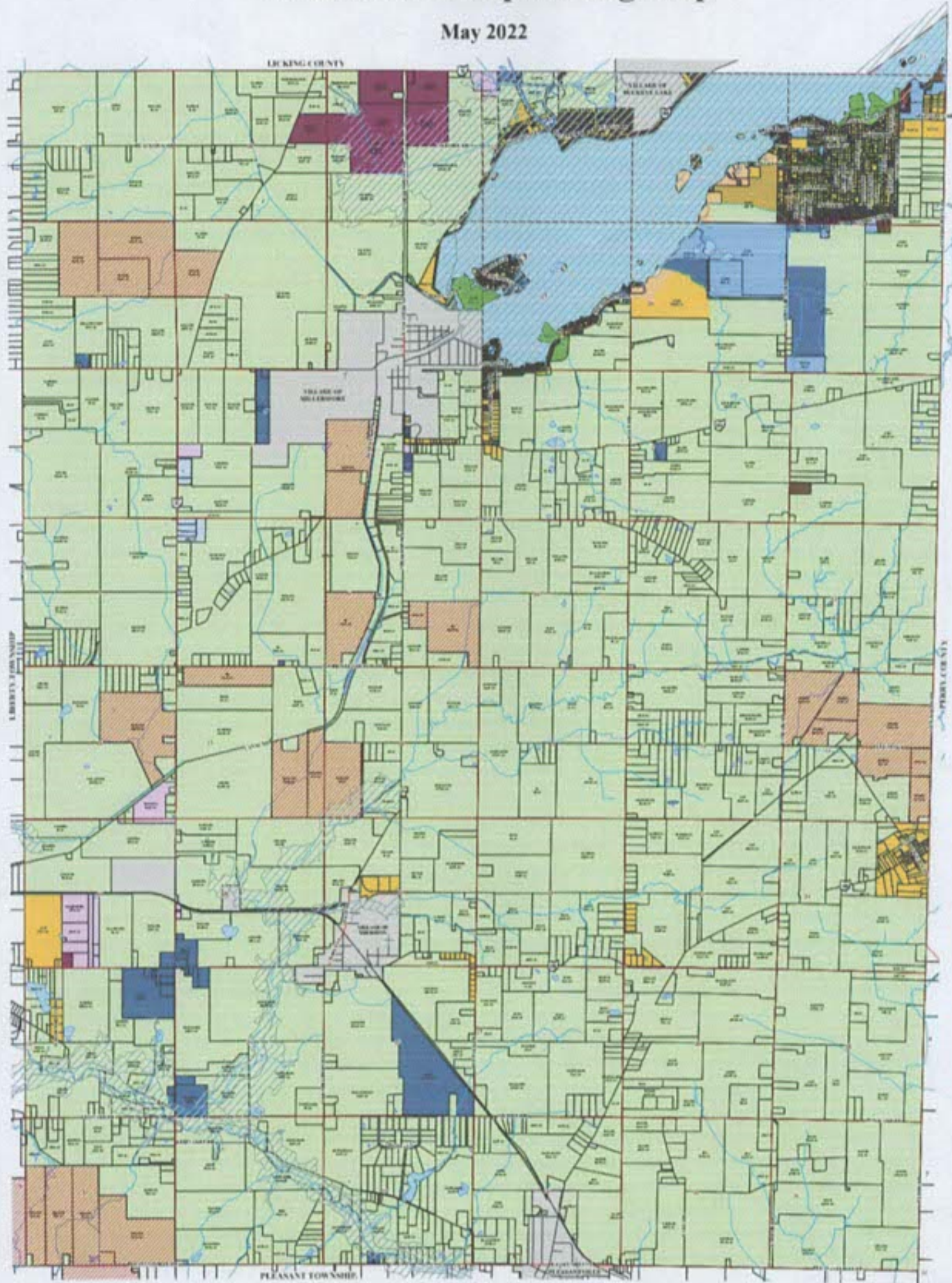


# Walnut Township Zoning Map



# Walnut Township Zoning Map

May 2022



*City of Mansfield, Ohio*  
Planning Department  
1000 North High Street, Room 1100  
Mansfield, Ohio 44884  
760.893.2222  
www.mansfield.gov

**Scale:**  
0 500 1,000 Feet  
1 inch equals 500 feet

**Notes:**  
1. All zoning districts are subject to the provisions of the Mansfield Zoning Ordinance, as amended.  
2. The zoning district shown on this map is for informational purposes only. The actual zoning district for any parcel should be determined by consulting the official zoning map or the zoning official.  
3. The zoning official is the City Manager or his/her designee.

**LEGEND**

R-1 RURAL RESIDENTIAL DISTRICT	S-1 SUBURBAN COMMERCIAL DISTRICT
R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT	S-2 COMMERCIAL BUSINESS DISTRICT
R-3 DENSE AND TWO-FAMILY RESIDENTIAL DISTRICT	S-3 INDUSTRIAL AND SERVICE BUSINESS DISTRICT
R-4 FARM FAMILY DISTRICT	S-4 SERVICE INDUSTRIES AND LIGHT INDUSTRIAL DISTRICT
R-5 SPECIAL FAMILY LAKE FRONT RESIDENTIAL DISTRICT	S-5 CENTRAL BUSINESS DISTRICT
R-6 ONE AND TWO-FAMILY LAKE FRONT RESIDENTIAL DISTRICT	P-1 PLANNED UNIT DEVELOPMENT DISTRICT
R-7 SINGLE-FAMILY RURAL RESIDENTIAL DISTRICT	P-2 RURAL DISTRICT
R-8 NEIGHBORHOOD RESIDENTIAL DISTRICT	P-3 PLANNED COMMUNITY DISTRICT
C-1 COMMERCIAL BUSINESS	W-1 WATERSHED DISTRICT
C-2 BUSINESS	W-2 WATERSHED
C-3 COMMERCIAL	

Produced and Maintained by the Fairfield County Auditor

**Zoning Amendments**

1	12.1.03	Approved 05-27-03
2	120.03	Approved 05-27-03
3	121.03	Approved 05-27-03
4	122.03	Approved 05-27-03
5	123.03	Approved 05-27-03
6	124.03	Approved 05-27-03
7	125.03	Approved 05-27-03
8	126.03	Approved 05-27-03
9	127.03	Approved 05-27-03
10	128.03	Approved 05-27-03
11	129.03	Approved 05-27-03
12	130.03	Approved 05-27-03
13	131.03	Approved 05-27-03
14	132.03	Approved 05-27-03
15	133.03	Approved 05-27-03
16	134.03	Approved 05-27-03
17	135.03	Approved 05-27-03
18	136.03	Approved 05-27-03
19	137.03	Approved 05-27-03
20	138.03	Approved 05-27-03
21	139.03	Approved 05-27-03
22	140.03	Approved 05-27-03







Buckeye Beach Park LLC  
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Sketch Plan of Existing  
Campground  
License to Operate  
#MSWR-A8KJ9P



Crystal Ballroom  
Event Barn  
coming soon

Cottages

Trash bins

Bathhouse

M

W

#43

Guest House

DOCK  
PARKING

AIRBNB  
5089 BATESON

#42

#41

#21

#9

#10

#8

#7

#6

#5

#4

#3

#2

#1

#11

#12

#13

#14

#15

#16

#20

#19

#18

#17

#17A

#22

#23

#24

#25

#26

#27

#28

Boardwalk & Docks

#31

#30

#32

#33

#29

Trash bins

Trash bins

BATESON DRIVE N.E.

CAMPGROUND  
PARKING  
LOT

BEACH HOUSE PUB

#40 OFFICE

#38

#37

#36

#35

#34

#39





# Campground License

Audit Number:  
DAY-CR9QRL

License No.  
MSWR-A8KJ9P

Health District FAIRFIELD DEPARTMENT OF HEALTH	Type Combined Park-Camp
Name of Facility BUCKEYE BEACH PARK, LLC	Address 5089 BATESON DR NE, THORNVILLE, OH, 43076
Licensee BONITA M. BAIR	Number of Approved Sites 49

This license has been issued in accordance with section 3729.05 of the Ohio Revised Code and Chapter 3701.26 of the Ohio Administrative Code. This license is subject to revocation or suspension for cause and is non-transferable.

**Expires on April 30, 2024**

04/26/2023

Date

R. Joseph Ebel REHS, MS, MBA.

Health Commissioner

HEA 5310 (Rev 04/13)

This license must be displayed in a conspicuous place at the location

Ohio Department of Health

BONITA M. BAIR  
ATTN: BUCKEYE BEACH PARK, LLC  
13610 SHELL BEACH RD NE  
THORNVILLE OH 43076



**Application for License  
To Operate a Campground**

- Recreational Vehicle Park
- Recreation Camp
- Combined Park-Camp

An annual license fee determined by the licensor in accordance with section 3709.09 of the Ohio Revised Code may be levied upon each facility for the operation costs associated with enforcement of the program rules. Any such fee or portion of any such fee retained by the licensor shall be paid into a special fund and used only for the purpose of administering and enforcing the program under the Ohio Revised and Administrative Codes.

For license renewal, return the completed application before May 1st pursuant to section 3729.05 (A) (1) of the Ohio Revised Code. If payment of a fee established under section ORC 3709.09 (D) is not postmarked or received by the day on which payment is due, the board of health shall assess a penalty.

The amount of the penalty shall be equal to twenty-five percent of the applicable fee. The applicable fee applies to the local fee only.

<b>Park/Camp Name</b> BUCKEYE BEACH PARK, LLC		<b>Health District</b> FAIRFIELD DEPARTMENT OF HEALTH	
Street Address 5089 BATESON DR NE		<b>Directions: (please print)</b> 1. Complete <u>one application</u> for each licensed establishment; 3. Sign and Date the application 5. Attach a check or money order and return according to the information listed below.	
City/Zip THORNVILLE 43076			
Phone# (740) 538-5253	Phone # (740) 467-2409		
Owner/Licensee BONITA M. BAIR			
Street Address 13610 SHELL BEACH RD NE			
City/State/Zip THORNVILLE OH 43076		Phone # (740)	Phone#
# of park/camp sites per approved plans 49	Water Supply: <input type="checkbox"/> Community <input checked="" type="checkbox"/> Licensee Owned <input type="checkbox"/> Other	467-2409	

**Person to Contact regarding inspections, maintenance, or emergencies, if different from licensee**

Name	Phone #
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I hereby certify that I am the licensee, or the authorized representative, of the establishment listed above, and agree to abide by the rules that apply for this license. I certify that the information provided is true and accurate statement of facts.

Signature:	Phone #	Date
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**Check or money order for the license fee, payable to: Return the fee and application to:**

FAIRFIELD DEPARTMENT OF HEALTH	Health District
	FAIRFIELD DEPARTMENT OF HEALTH
	Street address
	1550 SHERIDAN DR SUITE 100
	City
Lancaster	Phone #
Zip	(740) 652-2800
43130	

**LOCAL LICENSING AUTHORITY TO COMPLETE BELOW**

License fee (LHD)	State program fee	+ Late fee <sup>1</sup>	<b>Total amount due</b>
\$318.00	+ \$110.00	\$0.00	= \$428.00

<sup>1</sup> If the license fee is not post marked by the application due date a 25% penalty- late fee shall be assessed.

**Application approved for license as according to the applicable sections of the Ohio Revised Code**

Processor:	Date received:	Date processed:
License Audit no.	Health District License no. MSWR-A8KJ9P	