

RESOLUTION 180-25
Sponsored by: Shannon Treynor

**A RESOLUTION ADOPTING THE RECOMMENDATIONS OF THE
PLANNING COMMISSION**

WHEREAS, the Planning Commission has met and approved the attached plans;
and

WHEREAS, Council must set this for a public hearing before approval.

**NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF
LONDON, STATE OF OHIO**

SECTION I:

That following a public hearing on the application and in accordance with the Planning Commission's recommendation, this Council hereby approves the application.

SECTION II:

That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

PASSED:

ATTEST:

Matt Edgington
Clerk of Council

Joshua Peters
President of Council

Submitted to Mayor: _____

Date of Approval: _____

APPROVED:

I, Matt Edgington, Clerk of Council for the City of London, Ohio, do hereby certify that the foregoing Ordinance/Resolution No.180-25 was posted on the City of London's website, www.londonohio.gov on the _____ day of _____, 2025 and on the _____ day of _____, 2025

Clerk

Vote	Abstain	Suspend	Adopt
Andrew Hitt			
Rich Hays			
John Stahl			
Greg Eades			
Shannon Treynor			
Brent McDaniels			
Lisa Jackman			



City of London
Building and Zoning Department
20 South Walnut Street
London, Ohio 43140
#740-852-7045

PLANNING COMMISSION

Council Recommendation Form

- Commission Approval / Disapproval Date: August 14, 2025
- Project / Development: Madison Reserve
- Representative: T&L Development Group LLC- Wes Smith
- Case Number: PC-25-13
- Address: Parcel #31-03129.000
- Summary of Action / Recommendation:
To approve rezoning/preliminary development plan for a residential subdivision with the following stipulations;
 1. The street widths to be negotiated with the appropriate parties to ensure that emergency vehicles have proper access.
 2. Parking available on both sides of the street. 3. Not to exceed 271 lots.
 4. The drainage for the ditch on the west side of property is to be maintained in a manner
which not to create a nuisance to properties north of High Street.Board vote: 4 in favor - 0 against
- Chairperson Signature / Date: _____



LEGAL DESCRIPTION FROM TITLE COMMITMENT (LAND REFERRED TO PER TITLE COMMITMENT)								
GAS COLUMBIA GAS OF OHIO 10000 W. 12TH AVE., CLEVELAND COLUMBUS, OHIO 43215 (800) 344-4077	ELECTRIC DAYTON POWER AND LIGHT 10000 W. 12TH AVE., CLEVELAND MARIETTA, OHIO 43040 (800) 433-8500 OHIO Edison 420 YORK STREET SPRINGFIELD, OHIO 45505 (800) 633-4766	COUNTY ENGINEER MADISON COUNTY ENGINEER 10000 W. 12TH AVE., CLEVELAND LONDON, OHIO 43140 (740) 852-9404	TELEPHONE/CABLE/INTERNET AT&T 10000 W. 12TH AVE., CLEVELAND WASHINGTON COURT HOUSE, OHIO 43160 (740) 333-8900 MIDSTREAM ENTERPRISES 225 W. 34TH STREET NEW YORK, NEW YORK 10122 (800) 800-5050	WATER AND SEWER MID-OHIO WATER AND SEWER DISTRICT 800 W. MAIN STREET PO BOX 10000, CLEVELAND (740) 852-1867	TRAFFIC CITY OF LONDON STREET DEPARTMENT 1480 STATE ROUTE 42 LONDON, OHIO 43140 (740) 852-1404	FIBER/OPTIC 7500 DALLAS PARKWAY, SUITE 450 DALLAS, TEXAS 75024 (844) 355-0775 MIDDLE MILE INFRASTRUCTURE LLC 10000 W. 12TH AVE., CLEVELAND 300 BROADWAY, TELECOMMUNICATION SCIENCES BOULDER, COLORADO 80303-3537 WWW.MTLA.GOV	LIQUEN 222 W. ADAMS STREET CHICAGO, ILLINOIS 60606 (800) 871-8244 MCI TELECOMMUNICATIONS/AMERZON 10000 W. 12TH AVE., CLEVELAND SPRINGFIELD, OHIO 45505 (937) 717-1043	OHIO FIBER 1480 STATE ROUTE 42 MASON, OHIO 45040 (844) 844-6664 COBERT COMMUNICATIONS 1621 EUCLID AVE CLEVELAND, OHIO 44115 (216) 593-0799 CHARTER COMMUNICATIONS/SPECTRUM 4450 EASTGATE S. DRIVE CLEVELAND, OHIO 44124 (888) 409-7063

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON AND IN THE CITY OF LONDON, AND BEING _____ ACRE, PER NEW SURVEY, AS MORE PARTICULARLY DESCRIBED
 IN EXHIBIT A, ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

[illegible]



DEVELOPER/ OWNER

GROSS POINTE LAND HOLDINGS
AND

LOCAS INVESTMENTS, LLC
1150 U.S. 42 SOUTHEAST
LONDON, OHIO 43140

ENGINEER/PLANNER

EMH&T

5500 NEW ALBANY ROAD
COLUMBUS, OHIO 43054

LEGAL DESCRIPTION

MADISON COUNTY
PARCEL 31-03129.000

PRESENT USE

PRIMARILY AGRICULTURAL

PROPOSED USE

RESIDENTIAL

FIRE DISTRICT

LONDON FIRE DISTRICT

WATER PROVIDER

MID OHIO WATER AND SEWER DISTRICT

SEWER PROVIDER

MID OHIO WATER AND SEWER DISTRICT

STORM WATER RETENTION

ALL STORM WATER TO BE RETAINED
IN SURFACE RETENTION BASINS

ROADWAY JURISDICTION

CITY OF LONDON

BASIS OF BEARING

OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83, 2011 ADJUSTMENT

MADISON COUNTY

MONUMENT NO. 02-016: N 87° 24' .08"W - 1967.45'

TRUE POINT OF BEGINNING: N 690.682.394', E 1,708.927.983'

NOTES:

NOTE "A": ALL OF THE PRC
SHOWN ON THE
FLOOD INSURANCE
39097C0150D1

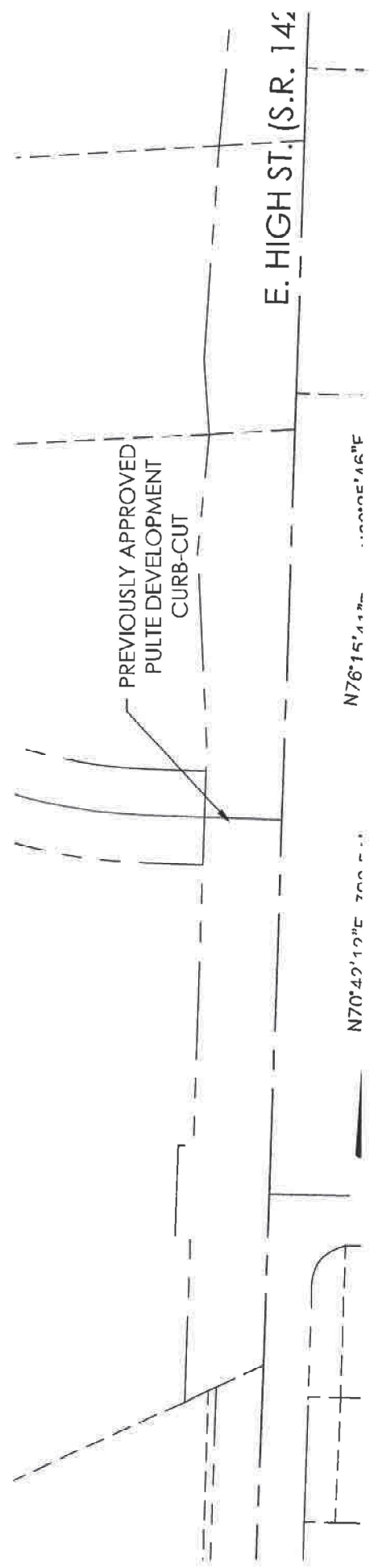
NOTE "B": SIDEWALKS SHALL

NOTE "C": RESERVE "A" THROUGH
FACILITIES SHALL
HOMEOWNERS

NOTE "D": ALL BUILDINGS SHALL
STANDARDS IN
THE APPLICABLE

NOTE "E": BASED UPON A
ANTICIPATED
FIRST HALF OF
CONSTRUCTION
BASED UPON A

NOTE "F": ALL STREETS SHALL
LONDON.



[illegible]

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[illegible]





PC-25-13

Planning and Zoning
Commission Application
Status: Active
Submitted On: 6/18/2025

Primary Location

O SR 142 Unit O
LONDON, OH 43140

Owner

HEATH FAMILY LIMITED
PARTNERSHIP
E. Sycamore Street 504
Columbus, OH 43206

Applicant

 Wesley Smith
 614-512-0918
 ws@tldevgroup.com
 153 Liberty Ridge Ave
Powell, OH 43065

Application Information

Jurisdiction

City of London

Occupancy

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Application Type*

Other Review

Applicant/Business is known as*

T&L Development Group, LLC

Parcel Size (Acres)*

55

Number of Lots Proposed

255

Parcel Number*

31-03129.000

Describe Requested Review - PLEASE GIVE BRIEF DESCRIPTION*

Requesting a Rezoning/Preliminary Development Plan Review for a residential subdivision

Statements

Existing Land Use/Development

Agricultural Land

Proposed Land Use/Development:

Single Family Residential

STATEMENT: State briefly how the proposed development relates to the existing and potential land use character of the vicinity. (Attach letter of intent if additional space is needed.)

The proposed development is in keeping with the adjacent existing single family developments to the north/east and west.

STATEMENT: State briefly how the proposed development relates to the Comprehensive Plan.

The proposed development is in keeping with the comprehensive plan.

STATEMENT: State briefly how the proposed development addresses pedestrian mobility and access within the site and to/from the site.

There will be internal walkways within the development to provide pedestrian mobility.

Applicant's Affidavit

I, the applicant or the authorized representative, have read and understand the contents of this application. The information contained in this application, attached exhibits and other information submitted is complete and in all respects true and correct, to the best of my knowledge and belief.



Wesley A. Smith

Jun 18, 2025