



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION

City Planning Board

Date: 1/15/25
To: The City Commission
From: City Planning Board
Subject: CPB Alley vacation 24-ROW-05

Request: The applicant is requesting to vacate 3 sections of alley (1) The second alley north of Thrasher from Woodbine to the west to the first north-south alley; (2) the north-south between the first and second alley west of Woodbine; and (3) the first alley north of +

The following motion was made at the regular City Planning Board meeting on 1/13/25

Motion by Mr Wallace to recommend approval of applicant's request to vacate subject alleys was seconded by Mr Wear.

YEAS: Mr. Spencer, Mr. Wallace, Mr. Wear, Mr. Kane and Mr. Hunter

NAYS: None.

ABSTAIN: None.

Motion Motion Approved.

Vaidehe Agwan
City Planner
City of Springfield, Ohio

Attachments: Staff Report
Application and Attachments

Copy: City Manager's Office

STAFF REPORT

TO: City Planning Board

DATE: January 10, 2025

PREPARED BY: Vaidehe Agwan

SUBJECT: Right-of-Way Vacation #24-ROW-05

GENERAL INFORMATION:

Applicant: Shamika Smith, 791 Woodbine Ave, Springfield, OH 45503

Owner: See applicant.

Requested Action: The applicant is requesting to vacate:
(1) The second alley north of Thrasher from Woodbine to the west to the first north-south alley;
(2) The north-south between the first and second alley west of Woodbine;
and (3) the first alley north of Thrasher starting approximately west 118 feet from Woodbine to the first north-south alley west of Woodbine
In a M-2, Heavy Manufacturing District. (Alley near 791 Woodbine Ave)

File Date: December 9, 2024

Returned reports from Utility Companies:

Columbia Gas: Recommends approval. Columbia Gas has no known gas distribution facilities in the proposed alley's vacation listed below.

Spectrum: No comments received.

AT&T: No comments received.

Ohio Edison: Recommends approval. Ohio Edison does not have any facilities within these alley sections.

Returned reports from City Staff:

City Manager's Office: Recommends approval.

City Service Department: Recommends approval. Reserving all easement rights for the

existing 8" sanitary sewer.

City Fire Department: Recommends approval. No issues from Fire.

City Building Regulations Division: Recommends approval.

City Code Enforcement Division: Recommends approval.

City Police Department: Recommends approval.

City Planning/ Zoning Division: Recommends approval. Easement rights to be maintained. Alley cannot be blocked for utility company's access and structures cannot be built on required public easements.

Background, analysis and staff recommendation:

The applicant wishes to vacate public alleys as shown on slide. Parcels in this area were combined to form new parcel 3400700029116022, to be known as 791 Woodbine Ave.

The subject alleys as described in point 2 and 3 are overgrown and are unimproved alleyways.

The alleys are part of subdivision plat- ROBBINS AND MEYERS ADDITION Plat, V.05 P.028.
The first alley is 10' wide, the second alley is 12' and the third alley is 16' wide.

The city cannot advise the applicant with legal matters pertaining to private property, or request that an easement access be agreed upon with surrounding property owners.

The vacated alley will be divided equally and deeded to adjoining property owners.

Improved public alleyways are maintained by city service center.

Unimproved public alleyways are to be maintained by adjoining property owners, with each owner maintaining portion of alley that runs till the middle of alley.

Based on above, staff recommends approval of applicant's request to vacate the subject alleyways. (S.C.O., Chapter 905.01)

ATTACHMENTS:

1. Vicinity map
2. Application and Attachments



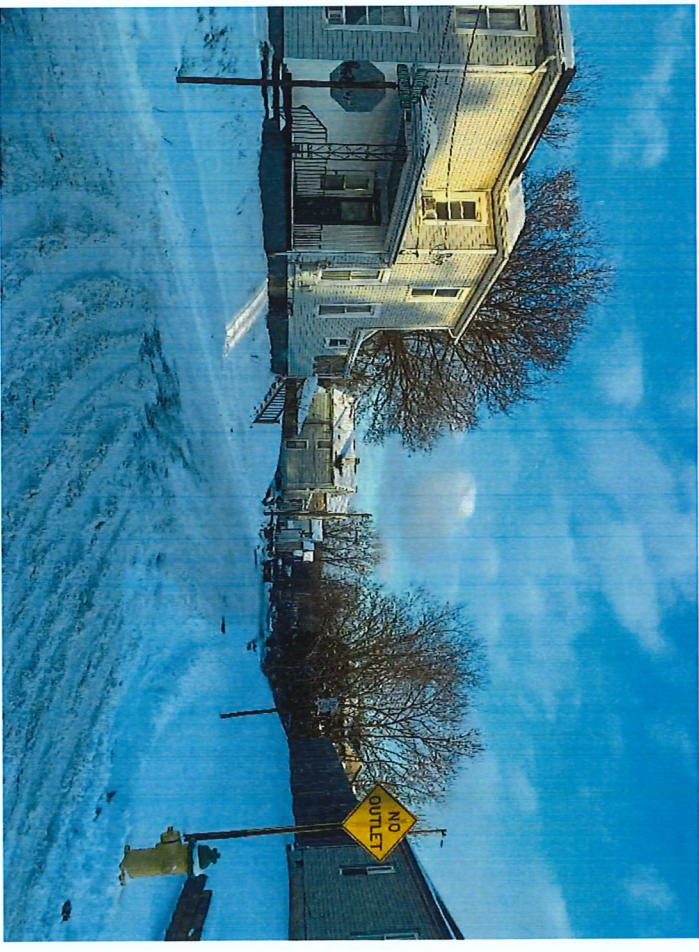
Case # 24-ROW-05 Alley Vacation- 791 Woodbine Ave



Case # 24-ROW-05 Alley Vacation- 791 Woodbine Ave.

Case # 24-ROW-04 Alley Vacation- Woodbine Ave.





Case # 24-ROW-04 Alley Vacation- Wodolne Ave.

Staff pictures Jan 2025

WILLIAMS DONALD A
0 THRASHER ST
SPRINGFIELD OH 45503

BATISTA HELEN
0 WOODBINE AVE
SPRINGFIELD OH 45503

STUDEBAKER JAMES M
1002 THRASHER ST
SPRINGFIELD OH 45503

WILLIAMS DONALD A
1008 THRASHER ST
SPRINGFIELD OH 45503

CITY OF SPRINGFIELD OHIO
1012 THRASHER ST
SPRINGFIELD OH 45503

LUCINDA R REEDER
1016 THRASHER ST
SPRINGFIELD OH 45503

DANIEL HOWARD
1020 THRASHER ST
SPRINGFIELD OH 45503

TERENCE L & MELANIE MC KENZIE
1022 THRASHER ST
SPRINGFIELD OH 45503

CRAIGER HOLDINGS LLC
1030 THRASHER ST
SPRINGFIELD OH 45503

ROGER MICHAEL JR & LINDA S DOTY
1036 THRASHER ST
SPRINGFIELD OH 45503

SMITH WILLIAM L & CONNIE L
1042 -1044 THRASHER ST
SPRINGFIELD 45503

WILLIAM L & CONNIE L SMITH
1048 THRASHER ST
SPRINGFIELD OH 45503

AARON C HOWARD
127 WILLIS AVE
SPRINGFIELD OH 45505

TONY SMITH
2855 OLETHA AVE
SPRINGFIELD OH 45505

SMITH TONY
3 POWER ST
SPRINGFIELD OH 45503

SMITH TONY
4 POWER ST
SPRINGFIELD OH 45503

DONALD A WILLIAMS
4008 SINTZ RD
SPRINGFIELD OH 45504

VINCENT WILLIAMS
425 E GRAND ST
SPRINGFIELD OH 45505

CRAIGER HOLDINGS LLC
4991 STONY CREEK RD
URBANA OH 43078-8455

HORTA LLC
750 SHRINE RD
SPRINGFIELD OH 45504

TIMOTHY F & DONITA D STEWART
767 WOODBINE AVE
SPRINGFIELD OH 45503

LAMBHEY EBONY ONSHEYL
773 WOODBINE AVE
SPRINGFIELD OH 45503

PECK THOMAS
776 WOODBINE AVE
SPRINGFIELD OH 45503

HOWARD AARON C
777 WOODBINE AVE
SPRINGFIELD OH 45503

SANDRA HUNT
779 WOODBINE AVE
SPRINGFIELD OH 45503

DIAZ YONIS JOSE
780 WOODBINE AVE
SPRINGFIELD OH 45503

DOUGHMAN CHERIE D
781 -783 FARLOW ST
SPRINGFIELD OH 45503

HELEN BATISTA
782 WOODBINE AVE
SPRINGFIELD OH 45503

CHERIE D DOUGHMAN
783 FARLOW ST
SPRINGFIELD OH 45503

HORTA LLC
787 FARLOW ST
SPRINGFIELD OH 45503

HEATHER MARKLEY
801 FARLOW ST
SPRINGFIELD OH 45503

HUGHES KEITH E THE ESTATE OF
803 FARLOW ST
SPRINGFIELD OH 45503

YONIS JOSE DIAZ
973 JAMES ST
SPRINGFIELD OH 45503

CITY OF SPRINGFIELD
ATTN ANDREW LUTTRELL 76 E HIGH
ST
SPRINGFIELD OH 45502 701

SMITH TONY
0 POWER ST
SPRINGFIELD OH 45503

SHAMIKA SMITH
791 WOODBINE AVE
SPRINGFIELD OH 45503



City Planning Board

Case Review and Comment Sheet

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION**

Date Transmitted: December 27, 2024

City Planning Board Meeting Date: January 13, 2025

Transmitted by: Vaidehe Agwan

1. Case Number and Application Type:

Case # 24-ROW-05

2. Project Name and Description:

The applicant is requesting to vacate 3 sections of alley (1) The second alley north of Thrasher from Woodbine to the west to the first north-south alley; (2) the north-south alley between the first and second alley west of Woodbine and (3) the first alley north of

3. Address of Subject Property:

3 alleys near 791 Woodbine Ave.

4. Existing Use of Property:

Unimproved alleys, please see slides for pictures and aerial image.

5. Please check one of the following and send to Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov:

☒ Recommend approval

No issues from Fire.

☐ Recommend denial

6. For questions about the request you may contact:

Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov or 937 324 7629

Please send recommendation and comments by: **January 6, 2025**

☐ CMO: Julie Springer
☐ Building Division: Logan Cobbs
☒ Fire Department: Brian Leciejewski
☐ Service Department: Chris Moore
☐ Police Department: Mike Kranz
☐ Code enforcement Division: Kim Fultz

For Alley Vacation Requests only:

☐ Columbia Gas of Ohio
☐ Ohio Edison- First Energy Corp.
☐ Spectrum
☐ AT & T



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☒ Recommend approval

☐ Recommend denial

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4. Existing Use of Property:

Unimproved alleys, please see slides for pictures and aerial image.

5. Please check one of the following and send to Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov:

☒ Recommend approval Reserving all easement rights for the existing 8" sanitary sewer.

☐ Recommend denial

6. For questions about the request you may contact:

Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov or 937.324.7629

Please send recommendation and comments by: **January 6, 2025**

- ☐ CMO: Julie Springer
- ☐ Building Division: Logan Cobbs
- ☐ Fire Department: Brian Leciejewski
- ☒ Service Department: Chris Moore
- ☐ Police Department: Mike Kranz
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Zoning Division <zoning@springfieldohio.gov>

Alley vacation request

Howard \ Mitchell \ E <MitchellHoward@nisource.com>
To: Zoning Division <zoning@springfieldohio.gov>
Cc: Vaidehe Agwan <vagwan@springfieldohio.gov>

Fri, Dec 27, 2024 at 12:03 PM

Good afternoon,

Columbia Gas has no known gas distribution facilities in the proposed alley's vacation listed below.

Thank you,

Mitch Howard, P.E. | Field Engineer



2101 W Main St Springfield, OH 45504

C: (937) 505-7893

F: (937) 327-7157

From: vagwan@springfieldohio.gov <vagwan@springfieldohio.gov> **On Behalf Of** Zoning Division
Sent: Friday, December 27, 2024 11:34 AM
To: Jh2851@att.com; Howard \ Mitchell \ E <MitchellHoward@nisource.com>; harperc@firstenergycorp.com;
tara.williamson@charter.com; Ein L <Ein.Whatley@charter.com>
Subject: Alley vacation request

This Message Is From an External Sender

This message came from outside your organization.
Think before you click links or open attachments. If suspicious, please use the report phishing button or forward to
security@nisource.com for review.

Hello

Please find the comment sheet for alley vacation case.

Thank you,

(Happy Holidays!)

--

Vaidehe Agwan (City Planner)

Planning and Zoning Division

Community Development Department

[City of Springfield](#)

[76 E High St](#)

[Springfield OH 45502](#)

[\(937\)-324-7629](#)

[Planning and Zoning Webpage](#)

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3. Address of Subject Property:

3 alleys near 791 Woodbine Ave.

4. Existing Use of Property:

Unimproved alleys, please see slides for pictures and aerial image.

5. Please check one of the following and send to Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov:

☒ Recommend approval

☐ Recommend denial

6. For questions about the request you may contact:

Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov or 937 324 7629

Please send recommendation and comments by: **January 6, 2025**

- ☐ CMO: Julie Springer
- ☐ Building Division: Logan Cobbs
- ☐ Fire Department: Brian Leciejewski
- ☐ Service Department: Chris Moore
- ☒ Police Department: Mike Kranz
- ☐ Code enforcement Division: Kim Fultz

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5. Please check one of the following and send to Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov:

☒ Recommend approval

☐ Recommend denial

6. For questions about the request you may contact:

Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov or 937 324 7629

Please send recommendation and comments by: **January 6, 2025**

- ☒ CMO: Juli Springer
- ☐ Building Division: Logan Cobbs
- ☐ Fire Department: Brian Leciejewski
- ☐ Service Department: Chris Moore
- ☐ Police Department: Mike Kranz
- ☐ Code enforcement Division: Kim Fultz

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3. Address of Subject Property:

3 alleys near 791 Woodbine Ave.

4. Existing Use of Property:

Unimproved alleys, please see slides for pictures and aerial image.

5. Please check one of the following and send to Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov:

☒ Recommend approval

No objections

☐ Recommend denial

6. For questions about the request you may contact:

Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov or 937 324 7629

Please send recommendation and comments by: **January 6, 2025**

☐ CMO: Julie Springer
☐ Building Division: Logan Cobbs
☐ Fire Department: Brian Leciejewski
☐ Service Department: Chris Moore
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4. Existing Use of Property:

Unimproved alleys, please see slides for pictures and aerial image.

5. Please check one of the following and send to Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov:

☒ Recommend approval

Ohio Edison does not have any facilities within these alley sections - Chris Harper, Engineering Supervisor, Ohio Edison.

☐ Recommend denial

6. For questions about the request you may contact:

Vaidehe Agwan, City Planner at vagwan@springfieldohio.gov or 937 324 7629

Please send recommendation and comments by: **January 6, 2025**

- ☐ CMO: Julie Springer
- ☐ Building Division: Logan Cobbs
- ☐ Fire Department: Brian Leciejewski
- ☐ Service Department: Chris Moore
- ☐ Police Department: Mike Kranz
- ☐ Code enforcement Division: Kim Fultz

For Alley Vacation Requests only:

- ☐ Columbia Gas of Ohio
- ☐ Ohio Edison- First Energy Corp.
- ☐ Spectrum
- ☐ AT & T

FOR OFFICE USE ONLY

CASE # (HWOR): 24-ROW-05
 DATE RECEIVED: December 9, 2024
 CASE # (BOARD MEETING):
January 13, 2025

City Planning Board Application

1. Please select application request:

<input type="checkbox"/> A	Rezoning/ Amending Zoning Map	S.C.O. 1174	\$285.00	S.C.O. 1174
<input type="checkbox"/> B	Amending development plan/site plan	S.C.O. 1174, 1140, 1129, 1126	\$285.00	S.C.O. 1174
<input type="checkbox"/> C	Plat approval and/or site plan approval for subdivision	S.C.O. 1213	Preliminary and/or Combined \$300 + \$10/lot + \$750 Final \$300 + \$750	S.C.O. 1213
<input checked="" type="checkbox"/> D	Public Right of Way Vacation	S.C.O. 905	Residential public ROW \$90 Commercial public ROW \$180	S.C.O. 905

2. Please state reasons for the application and provide project summary (attach separate

sheets if required): I have maintaining since 2007, it is
at a dead end street it is in our front yard

3. Property parcel number(s) or address: 791 woodbine Ave

4. Total parcel area (acres/sq.ft.): _____

5. Property owner(s):

Name: Shamika Smith
Address: 791 Woodbine Ave
Email: Shamikanicole1984@gmail.com
Phone: 937-215-3370 (A)

6. Applicant: ☒ Owner (same as 5) ☐ Tenant ☐ Agent

Name: Shamika Smith
Address: 791 Woodbine Ave
Email: Shamikanicole1984@gmail.com
Phone: 937-215-3370

7. Zoning and land use (not applicable for D):

Existing zoning district	Existing use	Proposed zoning district	Proposed use

8. Plat approval for subdivision (only applicable to C):

Please check one: ☐ Commercial ☐ Residential ☐ Industrial
☐ Mixed use

Proposed timeline of project (attach additional table/pages if necessary): _____

Total number of lots or outlots: _____

Proposed area to be dedicated to right of way: _____

Lineal feet of street: _____ major _____ minor

Area dedicated for public purposes (open spaces, green spaces, etc., if applicable): _____

Typical lot size: _____ width _____ depth

Number of lots: _____ Residential _____ Commercial _____ Industrial

Area reserved for: _____ Residential _____ Commercial _____ Industrial

Are public utilities available in the area? ☐ Sanitary sewer ☐ Water

☐ Storm damage

Is any part of the project within the area flooded in the 1913 flood? _____

Is the project within the FEMA flood area? _____

Homeowners association? _____

Typical dwelling details (optional)

Stories _____ Rooms _____ Size _____

Garage: ☐ Attached ☐ Detached ☐ None

9. Signatures

Please notarize before signing document: I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Shamika Smith
Owner signature

12-9-2024
Date

Shamika Smith
Typed or printed name of owner

Shamika Smith
Applicant signature

12-9-2024
Date

Shamika Smith
Typed or printed name of applicant

State of Ohio, County of Clark. The foregoing instrument was
acknowledged before me on 12/09/24 by Shamika Smith
(Person acknowledged or applicant)

Notary public seal and signature: Katrina Griffin



KATRINA GRIFFIN
Notary Public, State of Ohio
My Commission Expires
October 21, 2026
COMMISSION: 2021-RE-839082

My commission expires: 10/21/24

10. Checklist and exhibits

- ☐ Proof of ownership
- ☐ Fees must be submitted with the application or by the application deadline
- ☐ Metes and bounds legal description or subdivision and lot number description can be obtained from the A.B. Graham Building. Not applicable for public right of way applications
- ☐ Rezoning request statement, only applicable to option A
- ☐ Amendment of plan statement, only applicable to option B
- ☐ Site plan, only applicable to option B and C
- ☐ Preliminary or final subdivision plat, only applicable to option C
- ☐ Vacating public right of way statement, only applicable to option D
- ☐ Please attach maps showing location and extent of public right of way to be vacated, if applying for option D
- ☐ Please send completed application to zoning@springfieldohio.gov

APPROVED
Clark County Tax Map

MAY 04 2022

☐ Legal Description
☐ Survey Plat / Lotsplit
☐ Subdivision / Annexation

CLARK COUNTY, OHIO

COMBINATION OF PARCELS

Date: 5-4-2022

TO: Clark County Auditor

FROM: Property Owner

SUBJECT: Combination of Lot Parcels

I / We. Shamika Smith
being the Present owner(s) of Permanent Parcel No.
340-07-00029-115-005

I / We hereby request the Clark County Auditor to combine the said
Parcel with the adjoining tract which

I / We also own which is known as Permanent Parcel No.
340-07-00029-116-020
340-07-00029-115-030

Signed:

Shamika Smith

(Present property owner(s))

Phone Number or Email address: 937-215-3370

Additional Parcel numbers: (List below)

Treasurer Certified current on Property Taxes: (sheet must be attached)

Real Estate property tax changes checked Shamika Smith

73
6/3/22
MW

DATA ENTRY BY: CITY OF SPRINGFIELD COMBINATION DATE BY: 5/4/22
OF PARCELS

PRESENT OWNER: SHAMIKA SMITH

LAND

NUMBER OF PARCELS COMBINED: (3)

COMBO PARCEL PARCEL #340-07-00029-115-005 CLASS _____
DESCRIPTION:
FRONTAGE X DEPTH _____ 0.15 ACRES
(100%) LAND _____ BUILDING _____ TOTAL _____

COMBO PARCEL PARCEL #340-07-00029-116-020 CLASS _____
DESCRIPTION: VACATED ALLEY ORD 70-165
FRONTAGE X DEPTH _____ 0.12 ACRES
(100%) LAND _____ BUILDING _____ TOTAL _____

COMBO PARCEL PARCEL #340-07-00029-115-030 -CLASS _____
DESCRIPTION: VACATED ALLEY ORD 70-165
FRONTAGE X DEPTH _____ 0.69 ACRES
(100%) LAND _____ BUILDING _____ TOTAL _____

COMBO PARCEL PARCEL # _____ CLASS _____
DESCRIPTION:
FRONTAGE X DEPTH _____ ACRES
(100%) LAND _____ BUILDING _____ TOTAL _____

COMBO PARCEL PARCEL # _____ CLASS _____
DESCRIPTION:
FRONTAGE X DEPTH _____ ACREAGE:
(100%) LAND _____ BUILDING _____ TOTAL _____

NEW PARCEL PARCEL #340-07-00029-116-021 CLASS _____
DESCRIPTION:
FRONTAGE X DEPTH: _____ 0.96 ACRES
(100%) LAND _____ BUILDING _____ TOTAL: _____

APPROVED

Clark County Tax Map

OCT 16 2023

CLARK COUNTY, OHIO

COMBINATION OF PARCELS

- ☐ Legal Description
☐ Survey Plat / Lotsplit
☐ Subdivision / Annexation

Date: 10/16/23

TO: Clark County Tax Map Department

FROM: Property Owner

SUBJECT: Combination of Lot Parcels

I / We. Shamika Smith
being the Present owner(s) of Permanent Parcel No.

340-07-00029-116-021

I / We hereby request the Clark County Auditor to combine the said
Parcel with the adjoining tract which

I / We also own which is known as Permanent Parcel No.

340-07-00029-115-006

Signed:

Shamika Smith

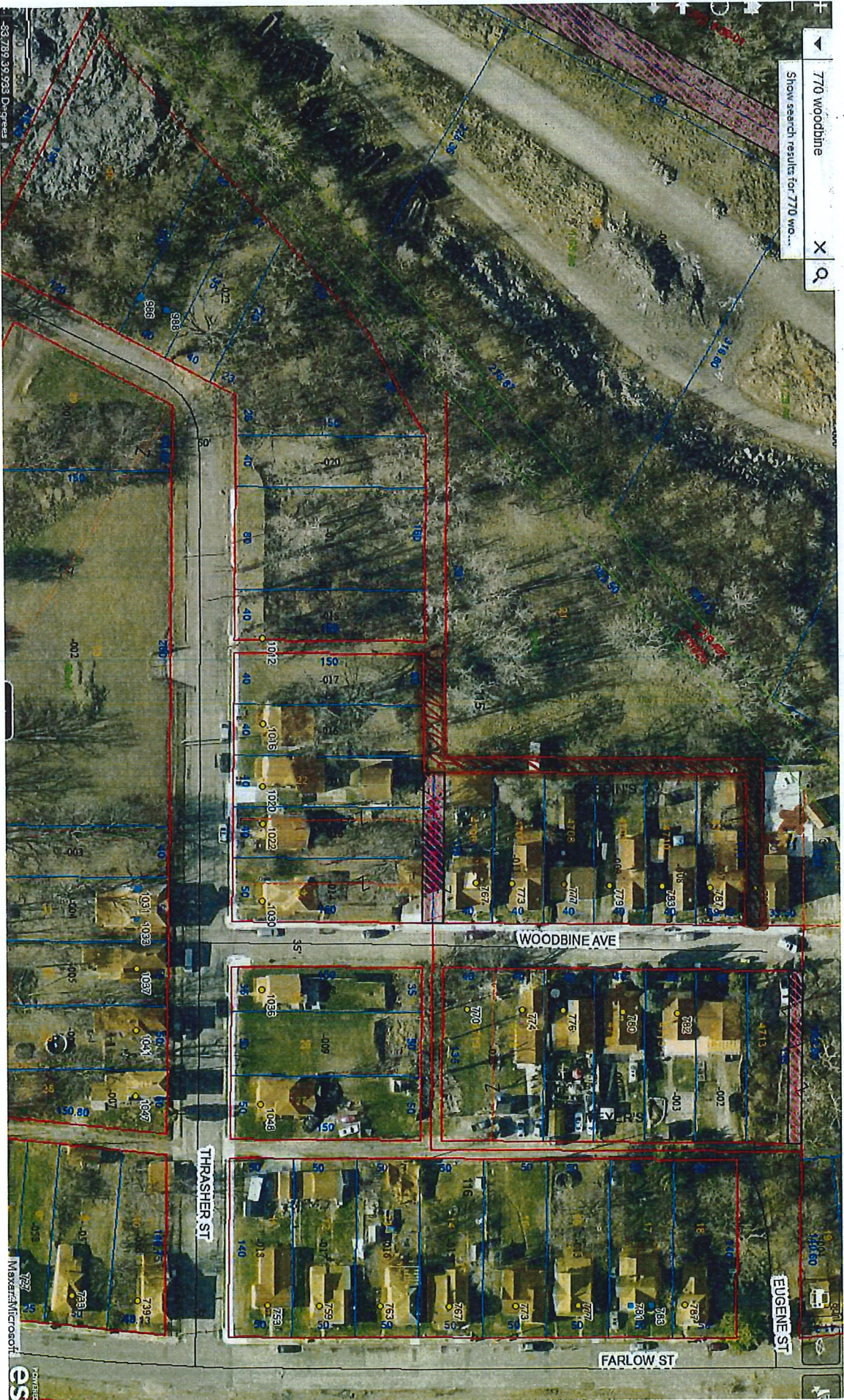
(Present property owner(s))

Phone Number or Email address: 937-215-3370

Additional Parcel numbers: (List below)

Owner Signature and Date acknowledging property taxes are current on parcels for combination

Shamika Smith





City of Springfield
Community Development

76 E High St
Springfield, OH 45502
Phone: (937) 324-7700

Monday Dec 09 2024 10:05:02 AM

Planning/Zoning Fees	90.00
791 Woodbine Ave	

Total	90.00
-------	-------

Cash	100.00
------	--------

Change	10.00
--------	-------

Thank you for your payment.
Have a great day!

Receipt #: COMDEV1-20241209-4

vagwan