

City of Marion City Planning Commission

Alley Vacation

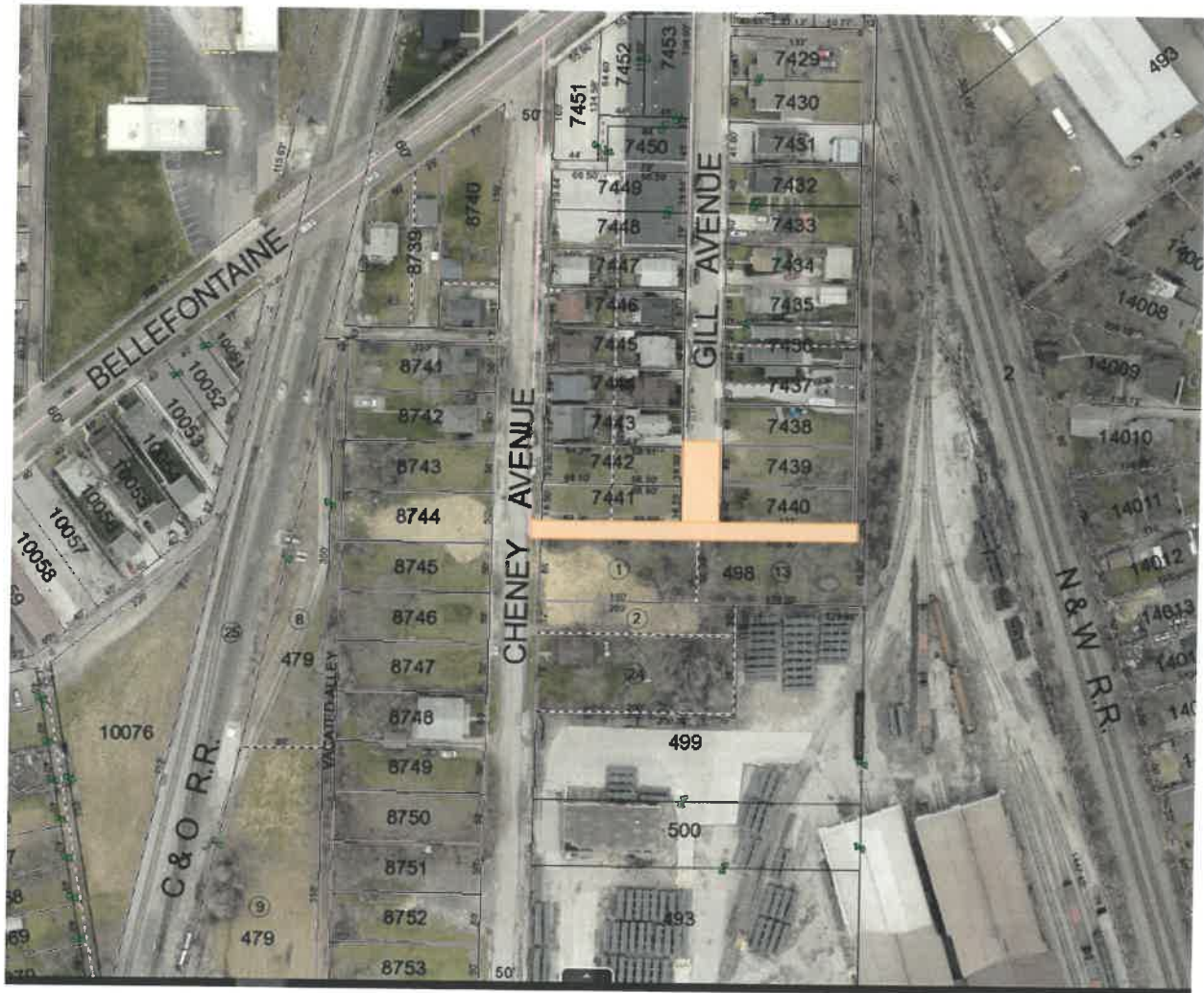
Staff Report

March 12, 2021

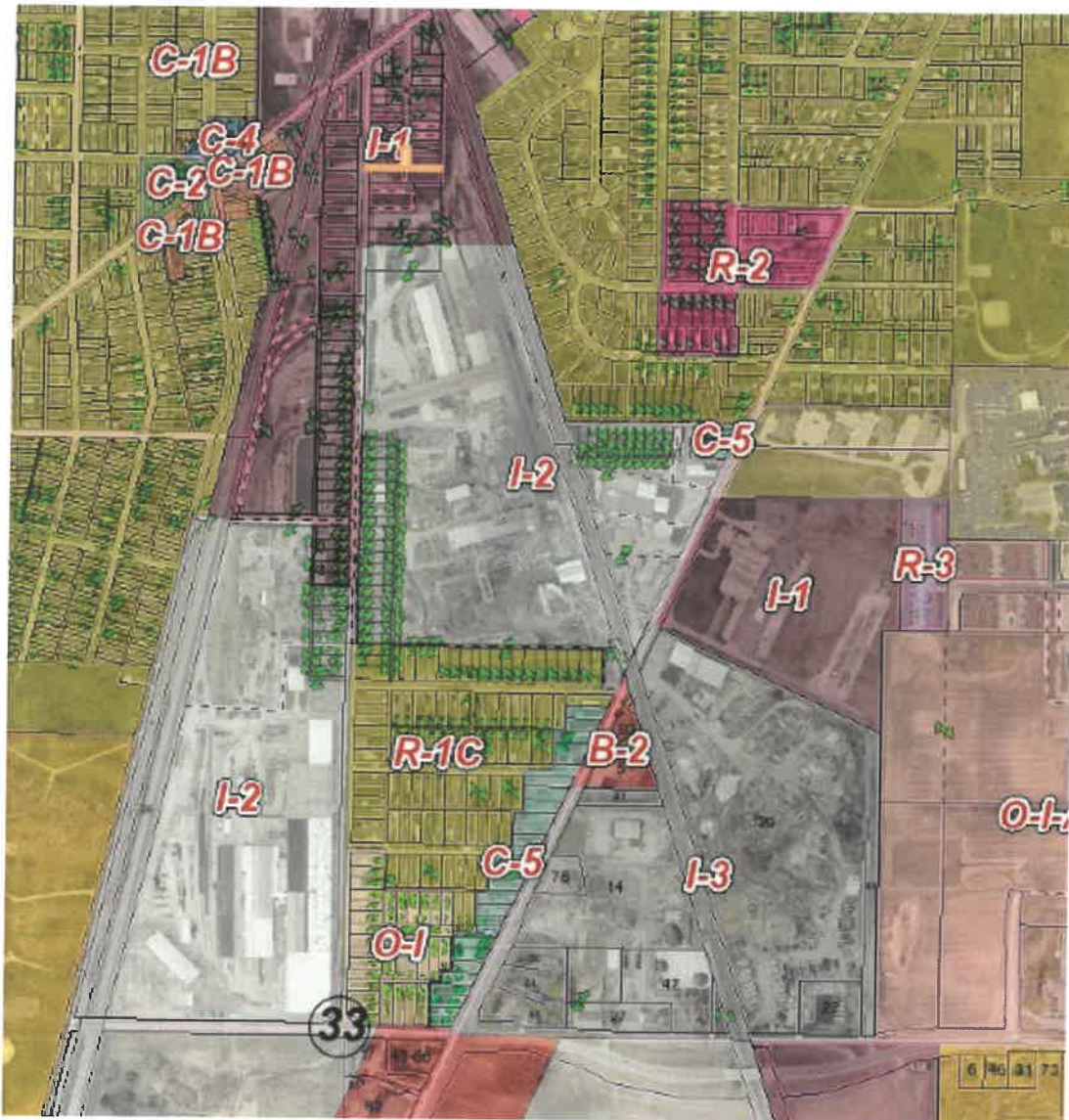
APPLICANT: Bryan Kresak on behalf of Nucor Steel Marion

LOCATION: Unnamed alleyway connecting Cheney Avenue and Gill Avenue along with the southern portion of Gill Avenue.

REQUEST: Vacate 12' wide x 306.41' long east-west alley and vacate southern 80' portion of Gill St. (has a 4'- wide R-O-W) (in orange)



BACKGROUND: Nucor Steel is located in an Industrial area (I-1 & I-2) between Barks Road on the South, Bellefontaine Ave. on the north, N & W Railroad on the east and C & O Railroad on the West. Parts of Cheney Avenue has already been vacated through the center of this industrial complex.



COMMENT:

The applicant has contacted the utilities about the proposed alley vacation:
Aqua Ohio, Columbia Gas of Ohio, Ohio Edison, Frontier , City Engineer's Office.
Waiting for comments.

The applicant owns 7 parcels adjoining the proposed vacation. However, Gill Avenue has about 12 single family homes fronting on the street as well as at least two businesses. If the road were terminated, it would create a 500-foot-long dead-end street. Section 4.033 of the subdivision regulations limits cul-de-sacs to 600'. If the road and alley is vacated, it would be best to have some sort of T-turn around or cul-de-sac with a turnaround on the closed end with a minimum right of way diameter of one hundred (100) feet.

In favor of the request, we find:

1. The applicant owns much of the adjoining land and would be most impacted by the alley vacation to provide useful land.
2. If a proper turn around or cul-de-sac was placed at the south end of the street, the remaining Gill Ave. would be within the permissible street length for a cul de-sac and may better segregate the residential use from, the industrial use and provide adequate ability to turn around on the resulting dead-end street.

Against the request we find:

1. Staff needs to hear from the utilities and the city offices before recommending if important utilities are located in the proposed vacated street and alley.
2. While zoned industrial, Gill Avenue is used as residential street. Vacating the street and alley could permit potentially conflicting industrial uses to creep closer to the residences.
3. The vacation would cut off a second ingress/ egress to the residents on Gill St. that are situated between two rail lines. This could pose a safety concern.
- 4.

RECOMMENDATIONS:

Table the recommendation until all utilities and safety offices can provide input. If utilities respond in favor of the vacations, only vacate the alley and southern portion of Gill Ave. if a paved turn around is provided that is suitable for public vehicles & equipment such as snowplows, school buses and fire engines to navigate.

CITY OF MARION, OHIO
APPLICATION FOR STREET OR ALLEY VACATION
MARION CITY PLANNING COMMISSION

Applicant Bryan Kresak, Nucor Steel Marion, 912 Cheney Avenue 740-383-9630
Name Address Phone

hereby makes application through the City Planning Commission to place matters on Marion City Council's agenda for a request of a vacation of a street or alley under Ohio Revised Code Section 723.04.

Applicant requests that the Secretary to the City Planning Commission place on the Planning Agenda at the earliest possible date, a request to vacate a street or alley which is located at: unnamed alleyway connecting Cheney Avenue and Gill Avenue along with the southern portion of Gill Avenue (drawing attached).

in the following subdivision _____

Applicant further states that all utility companies have been contacted to determine that the proposed closing would not interfere with servicing any lines, pipes or poles if contained on the property:

Aqua Ohio X Ohio Edison Company X
Columbia Gas of Ohio X Frontier Phone X
City of Marion Engineering Dept. (sewer system) X

B Kresak
Applicant's Signature

1/26/21
Date

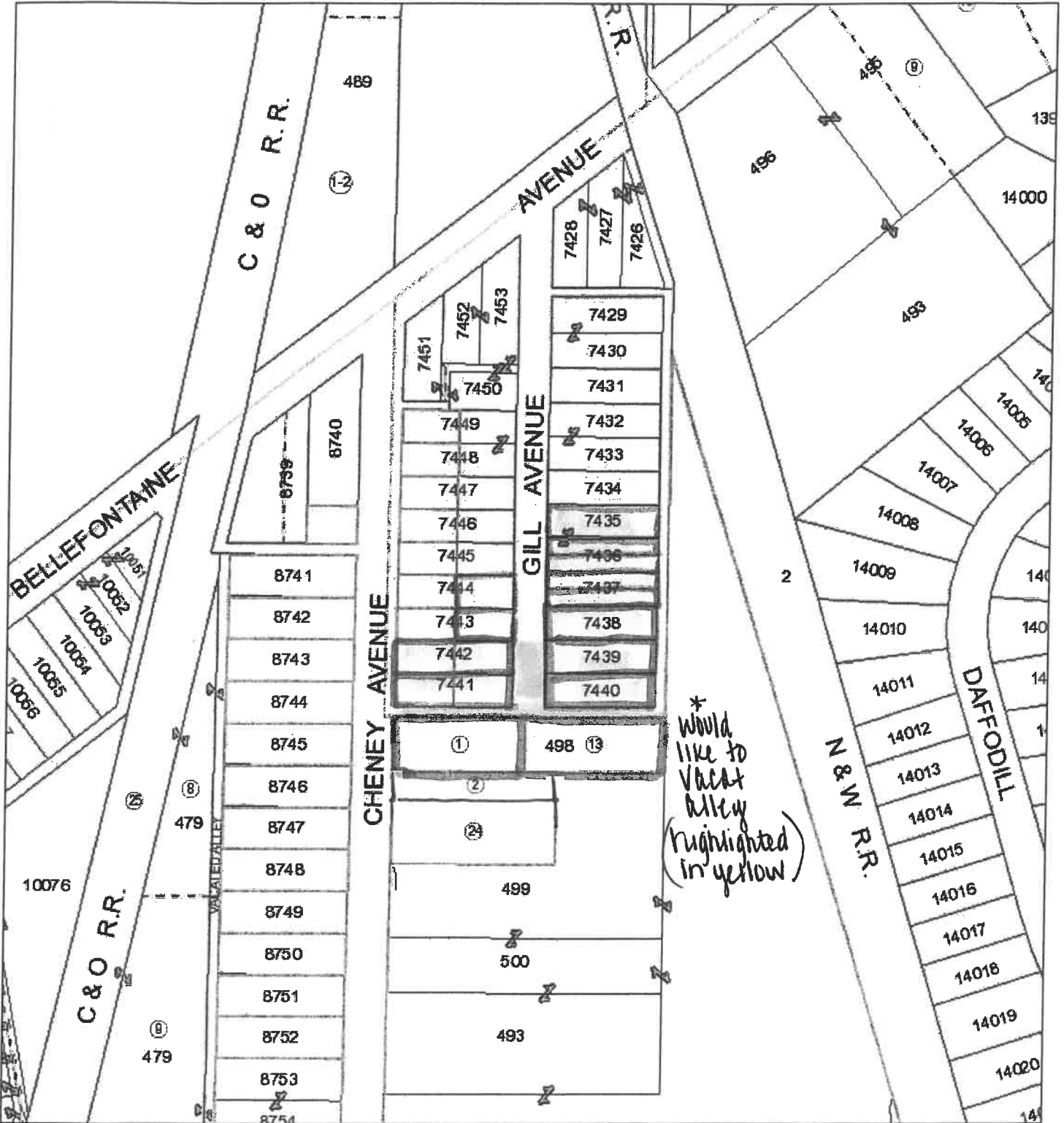
Owners Signature (if applicable) _____ Phone: 740-383-9630 Date: _____

Application Filed: _____

Notice to abutting property owners completed on _____

Secretary
City Planning Commission
740-387-4935

GIS Map



10/27/2020, 9:03:28 AM

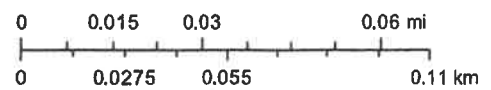
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Search Results: Property Search

- Override 1
- Annotation Arrows
- Linework**
- Full Line
- Dashed

- Boundaries
- City & Villages

- Tie Marks**
- ⊥ Full Tie
 - ⊥ Half Tie



*"Subject properties"
(highlighted in green)
Owned by Nucor Steel*

*John M. Kaschis
10-29-20 RS*