

## Joe Clase

---

**From:** Prevention Office <prevention@concordtwp.org>  
**Sent:** Tuesday, August 6, 2024 4:00 PM  
**To:** Joe Clase; Angie Ellerbrock  
**Subject:** Re: The Stallion Ranch (now called The Emerald Farm)

Joe,  
After further review of the Emerald Farm, Concord Township will require a second access to the facility if you have any questions please feel free to contact us.

On Tue, Jul 23, 2024 at 10:10 AM Prevention Office <[prevention@concordtwp.org](mailto:prevention@concordtwp.org)> wrote:  
Thanks for the update. I will look into this and get back to you

On Wed, Jul 17, 2024 at 9:00 AM Joe Clase <[joe@plan4land.net](mailto:joe@plan4land.net)> wrote:

Jack,

I we had a good hearing with the Zoning Commission last evening and just have a few items that they asked us to address, one of which was securing a letter from your department and/or having you attend in support at the next hearing on August 13 at 7:00 p.m. We hope you can work with us to address any outstanding comments before August 6, 2024, so we can resubmit clean copies of the full package for consideration.

We added a perimeter access around the entire building after our last meeting, but that didn't seem to be the point of conversation last evening. The board indicated that they would like to not stipulate using the current shared residential driveway for emergency access, if it is not needed. That was a question they are deferring to you.

We would be happy to meet and discuss, if needed. I am headed out for a vacation and return to the office July 29<sup>th</sup>. I am copying in Lexus in my office, so she may be able to assist me with logistics in the meantime to make sure we can get you what you need for a thorough review in the meantime.

CG and Arindam also offered to meet while I am traveling as a follow-up from our last meeting, if that would assist in your review. Please let us know what we can do to aid in your review of the zoning materials. If successful in the rezoning, we will work on final building plans and construction documents for the site to get those in to you for review.

Thank you for your continued assistance!

Joe Clase, AICP

Plan 4 Land at Harrison Place

1 South Harrison Street, P.O. Box 306

Ashley, Ohio 43003

740.413.4084 office

614.512.0182 direct

[www.plan4land.net](http://www.plan4land.net)

[www.harrisonplace.net](http://www.harrisonplace.net)



---

**From:** Joe Clase

**Sent:** Tuesday, July 16, 2024 11:55 AM

**To:** Prevention Office <[prevention@concordtwp.org](mailto:prevention@concordtwp.org)>

**Cc:** Lexus Thornton <[lexus@plan4land.net](mailto:lexus@plan4land.net)>

**Subject:** RE: The Stallion Ranch (now called The Emerald Farm)

I did just leave the print copies with zoning... apologies, if they didn't make them to you. We can run you a print set before the meeting, if needed. Nothing has changed on the plans other than deleting a few proposed buildings. My client agreed to comply in final engineering and building design to the flyer requirements you dropped off and we had Del-Co Water complete the requested pressure test, which we made available at this link:

<https://www.dropbox.com/scl/fo/tolmw0zeu55zj0vf3ttht/AEzBcPixjN2YdlDmEgPwBBQ?rlkey=j49q10vd5zmw8c61dkq9iuwah&dl=0>

Let me know if you need us to run you a print copy of the resubmittal. Apologies, I thought you got one of the dozen or so that zoning requested.

Joe

---

**From:** Prevention Office <[prevention@concordtwp.org](mailto:prevention@concordtwp.org)>  
**Sent:** Tuesday, July 16, 2024 11:51 AM  
**To:** Joe Clase <[joe@plan4land.net](mailto:joe@plan4land.net)>  
**Subject:** Re: The Stallion Ranch (now called The Emerald Farm)

Joe,

I did not find any plans for the Emerald Farm at the Fire station. Did you mean you just dropped plans off for the zoning office? Please let me know.

Thanks

On Mon, Jul 15, 2024 at 4:06 PM Prevention Office <[prevention@concordtwp.org](mailto:prevention@concordtwp.org)> wrote:

Thank you for the update. I will look at the plans tomorrow when I'm back in the office.

On Fri, Jul 12, 2024 at 12:06 PM Joe Clase <[joe@plan4land.net](mailto:joe@plan4land.net)> wrote:

Jack,

Good afternoon! We got the pressure test back from Del-Co Water this week for this project. See attached.

We have dropped a few buildings off the plan and submitted a revised package to the zoning commission for their meeting next Tuesday evening:

<https://www.dropbox.com/scl/fo/tolmw0zeu55zj0vf3ttht/AEzBcPixjN2YdlDmEgPwBBQ?rlkey=j49q10vd5zmw8c61dkq9iuwah&dl=0>

The site plan is pages 26-31 of the submittal. Let us know if you need anything else. Our client has agreed to address all of the building requirements you presented as a condition of approval. After approved for rezoning we will work with you to finalize building plans and engineering plans for site construction.

Joe Clase, AICP

Plan 4 Land at Harrison Place

1 South Harrison Street, P.O. Box 306

Ashley, Ohio 43003

740.413.4084 office

614.512.0182 direct

[www.plan4land.net](http://www.plan4land.net)

[www.harrisonplace.net](http://www.harrisonplace.net)



---

**From:** Prevention Office <[prevention@concordtwp.org](mailto:prevention@concordtwp.org)>

**Sent:** Monday, April 15, 2024 2:50 PM

**To:** Joe Clase <[joe@plan4land.net](mailto:joe@plan4land.net)>; Angie Ellerbrock <[aellerbrock@concordtwp.org](mailto:aellerbrock@concordtwp.org)>

**Cc:** Todd Cooper <[tcooper@concordtwp.org](mailto:tcooper@concordtwp.org)>

**Subject:** The Stallion Ranch

Joe

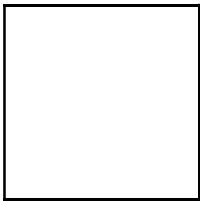
Attached is the letter from Concord Township Fire Department about the meeting we had on location to go over what the Life Safety and Ohio Fire Code concerns that would be needed for the fire department to approve the Venue. Below is the link to the information in the brochure that was given at the meeting from Ohio State Fire Marshals covering the fire and life safety concerns. Also attached is the fire truck specs that we use for plan review.

If you have any questions please let me know.

Respectfully,

<https://com.ohio.gov/wps/portal/gov/com/divisions-and-programs/state-fire-marshal/code-enforcement/technical-bulletins-and-advisory-documents/fire-safety-at-agritourism-facilities>

--



Concord Township Fire Prevention

***Save a Life and Property,***

***Teach someone you know fire prevention.***

Concord Township Fire

Fire Inspector Jack Guyton

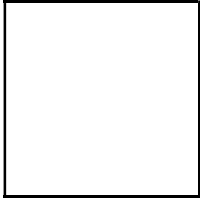
Cell 614 981 9781

Chief Todd Cooper

Cell 614 653 2580

[tcooper@concordtwp.org](mailto:tcooper@concordtwp.org)

--



Concord Township Fire Prevention

***Save a Life and Property,***

***Teach someone you know fire prevention.***

Concord Township Fire

Fire Inspector Jack Guyton

Cell 614 981 9781

Chief Todd Cooper

Cell 614 653 2580

[tcooper@concordtwp.org](mailto:tcooper@concordtwp.org)