

**ORDINANCE 2026.04**

**AN ORDINANCE APPROVING THE COMMERCIAL SITE PLAN AND BUILDING APPLICATION OF UNITED DAIRY FARMERS FOR THE REDEVELOPMENT OF A NEW CONVENIENCE STORE AND FUELING STATION TO BE LOCATED AT 303 W GRANVILLE STREET**

**WHEREAS**, Mike Kolenz on behalf of United Dairy Farmers, has submitted a Commercial and Industrial Site Plan and Building Application for tear down and rebuilding of a convenience store and fueling station to be located at 303 W. Granville Street, Sunbury, Ohio 43074 on December 2, 2025; and

**WHEREAS**, said new Commercial and Industrial Site Plan and Building Application came on for vote by the Planning and Zoning Commission on the 22<sup>nd</sup> day of December 2025, which Commission recommended conditional approval of said application subject to final engineering approval; and

**WHEREAS**, said Commercial and Industrial Site Plan and Building Application is now being considered by the Sunbury City Council for approval pursuant to the zoning regulations of the City of Sunbury.

**NOW, THEREFORE, BE IT ORDAINED** by the Council for the City of Sunbury, Delaware County, State of Ohio, as follows:

**SECTION 1:** That the recommendation of the Sunbury Planning and Zoning Commission to approve the new Commercial and Industrial Site Plan and Building Application of Mike Kolenz on behalf of United Dairy Farmers for tear down and rebuilding of a convenience store and fueling station at 303 W. Granville Street, Sunbury, Ohio 43074 is hereby approved, conditional upon final engineering approval.

**SECTION II:** It is found and determined that all formal actions of this Council concerning and related to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were meetings open to the public, and in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**WHEREFORE**, this Ordinance shall be in effect and in force from and after the earliest time permitted by law.

**VOTE ON ORDINANCE NO. 2026.04**

**YEAS**

**NAYS**

**PASSED** \_\_\_\_\_, 2026

\_\_\_\_\_

\_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
**Joseph St. John, Mayor**

\_\_\_\_\_  
**Alyssa Graziano, Clerk of Council**

**CERTIFICATION**

I hereby certify on this \_\_\_ day of \_\_\_\_\_, 2026,  
that the foregoing is a true and accurate copy of the Ordinance passed at the meeting held  
on \_\_\_\_\_, 2026, of the City of Sunbury, County of  
Delaware, State of Ohio.

\_\_\_\_\_  
Alyssa Graziano, Clerk of Council