



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
September 9, 2010

JEROME VILLAGE GPN-2 AMENDED PRELIMINARY PLAT

- APPLICANT:** Jerome Village Company, LLC
Randy Loebig
720 East Broad Street, Suite 200
Columbus, OH 43215
- REQUEST:** Approval of the Jerome Village GPN-2 (Glacier Park Neighborhood)
Amended Preliminary Plat.
- LOCATION:** Located on Wells Road just west of the Jerome Road in Jerome Township,
Union County.
- STAFF ANALYSIS:** This Amended Preliminary Plat is for the Glacier Park Neighborhood (GPN) Section 2 of the Jerome Village Development. The Amended GPN-2 is proposed to have a total of 48.701 Acres and 97 lots. This section will contain 15.391 Acres of open space. The proposed method of supplying water service is through the City of Marysville Public Water System, and the proposed method of sanitary waste disposal is through the Jerome Village collection system and Marysville Wastewater Treatment.
- The GPN – 2 Preliminary Plat was originally approved with conditions on June 10, 2010. Following is a summary of changes from the developer from the August 2010 Submittal:
1. Butternut Court (western cul-de-sac) was eliminated. As a result, a drainage easement for a storm water management basin was also eliminated.
 2. The southern portion of Honeysuckle Way was shifted to the west approximately 10 feet to allow for correction to several lots on Hawthorne Drive that were below the required 130 feet depth.



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3. The southern intersection of Honeysuckle Way and Hawthorne Drive was shifted south approximately 200 feet to allow for the recovery of lots eliminated with Butternut Court.
4. Southern 90 degree turn on Honeysuckle Way was reduced to 100 feet to allow for a lot on the interior of the curve to be created.

This Plat was tabled on August 12, 2010 at the request of the developer due to lack of action on outstanding variances from the Union County Subdivision Regulations. LUC recommended that verification of variance approval from the Union County Commissioners be provided with plat re-submittal.

- **Union County Engineer's Office**
 - See Union County Engineer's Office Review Letter dated September 2, 2010. The Union County Engineer's Office recommends approval with modifications. All items addressed in their review should be incorporated in the Final Construction Drawings and Final Plat. Please note, the comments addressed in the letter dated September 2, 2010 are in addition to their original review letter dated June 4, 2010. The comments from June 4, 2010 must also be incorporated in the Construction Drawings and Final Plat.
- **Union County Soil & Water Conservation District**
 - Comments included in the Union County Engineer's Office Review.
- **Union County Health Department**
 - As of September 2, 2010, no comments from the Union County Health Department.
 - Please refer to the original review letter dated May 24, 2010, the Union County Health Department addressed concerns regarding the expansion of sewer and water that pass by or near existing homes. According to the Union County Health Department, passage of Senate Bill 110 and companion House Bill 141 will require existing homes to connect to sewer if it comes within 300 feet of the foundation of a home. The Health Department questions if provisions are being made to connect these existing homes to central sewer.
 - Because GPN – 2 is in the early stages of design, it is too early to determine the proximity of sewer lines to existing

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homes. However, every effort should be made to ensure compliance with SB 110/HB 141 in the further stages of this development.

- **City of Marysville**
 - See City of Marysville's Review Letter dated September 2, 2010 with comments for incorporation. Marysville has a number of comments regarding the water system design which must be incorporated into the final engineering plans/construction plans and the Final Plat. Please note the new comment from the City of Marysville which states that water service must be provided for each residential lot near each property line.
- **Jerome Township**
 - As of September 2, 2010, no comments from Jerome Township.
- **ODOT District 6**
 - As of September 2, 2010, no comments from ODOT District 6.
- **LUC Regional Planning Commission**
 - Confirmation on the approval of the amendments to the original PUD zoning needs to be forwarded to LUC prior to Final Plat Approval. A letter from Jerome Township confirming that the subdivision conforms to Township zoning should be submitted with the Final Plat.

STAFF RECOMMENDATIONS:

- Staff recommends approval of the Jerome Village GPN – 2 Amended Preliminary Plat with the condition that comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. Outstanding comments from the June 2010 review must also be included. The developer should ensure that prior to Final Plat submittal all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS: