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## STAFF REPORT

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

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### JEROME VILLAGE GPN-6 PRELIMINARY PLAT

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- APPLICANT:** Jerome Village Company, LLC  
Randy Loebig  
720 East Broad Street, Suite 200  
Columbus, OH 43215
- REQUEST:** Approval of the Jerome Village GPN – 6 (Glacier Park Neighborhood)  
Preliminary Plat.
- LOCATION:** Located off of Brock Road to the north and east of Jerome Road in Jerome  
Township, Union County.
- STAFF ANALYSIS:** This Preliminary Plat is for the Glacier Park Neighborhood (GPN) Section 6  
of the Jerome Village Development. GPN-6 is proposed to have a total of  
37.723 Acres and 64 lots for single family residential development. In  
addition, GPN – 6 will contain 13.407 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 – 6 Preliminary Plat was originally submitted for the July 2010  
LUC Meetings. However, changes were made to the plat just prior to the  
deadline for reviewing agencies comments. Therefore, it was requested  
that the developer resubmit the plat for LUC's August Executive Committee  
Agenda.

The GPN - 6 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



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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 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 August 4, 2010. The comments from August 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.
  - In previous JV Section submittals, the Health Department has expressed 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. Every effort should be made to ensure compliance with SB 110/HB 141 in this development.
- **City of Marysville**
  - See City of Marysville's Review Letter dated September 2, 2010 with comments for incorporation. Marysville has included comments regarding the water service and system design which must be incorporated into the final engineering plans/construction plans and the Final Plat.
  - Please note that there are new comments from the City of Marysville:
    - Water service should be provided for residential lots near each property line.

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- The primary waterline through GPN – 6 and along Brock Road may be revised due to a conceptual Master Utility Layout change.
- **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 Jerome Village GPN – 6 with the condition that comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. Outstanding comments from the August 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:**