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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
February 9, 2012

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### Jerome Village Preliminary Plat Extension

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- APPLICANT:** Thom Ries  
Terrain Evolution, Inc.  
720 East Broad Street, Suite 203  
Columbus, Ohio 43215
- REQUEST:** Approval of Jerome Village Preliminary Plat Extension.
- LOCATION:** Located on the east side of US Route 42 in Jerome Township, Union County.
- STAFF ANALYSIS:** The LUC Executive Committee reviewed this preliminary plat extension at their February 2010 Meeting. The committee granted **Approval** of the Jerome Village Preliminary Plat contingent on the following:
- Comments from the Union County Engineer's Office must be incorporated;
  - Comments from ODOT must be incorporated;
  - Subject to the implied commitment from the City of Marysville regarding utilities

The applicant is requesting another two-year extension of the approval of the Jerome Village Preliminary Plat. There have been no design or engineering changes since the preliminary plat and construction plans were last reviewed and approved in 2008.



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Union County Engineer's Office

- The Engineer's Office originally recommended approval with modifications, in accordance with the letter dated, February 11, 2008.
- The Union County Engineer's Office recommends that the Jerome Village Preliminary Plat Extension be granted pursuant to their original comments of February 11, 2008. Please see letter from February 1, 2012 attached.
- Pursuant to Union County Engineer's Letter of February 1, 2012, The Union County Engineer's Office is recommending that the committee discuss the requirement that the developer renew this preliminary master plat in the future, as each pod is going through its own preliminary and final plat.
- **Union County Soil & Water Conservation District**
  - No additional comments received as of February 3, 2012.
- **Union County Health Department**
  - Since the project is served by public sewer and water, the Health Dept. has no further comment.
- **City of Marysville**
  - Marysville's originally recommended approval, in accordance with letter dated February 11, 2008.
  - No additional comments received as of February 3, 2012.
- **Jerome Township**
  - No additional comments received as of February 3, 2012.
- **ODOT District 6**
  - Original review received February 11, 2008 summarized areas of concern on behalf of ODOT. Thom Ries responded to such and addressed all concerns outlined.
  - No additional comments received as of February 12, 2012.

## STAFF RECOMMENDATIONS:

Recommend **APPROVAL** of Jerome Village Preliminary Plat Extension contingent on the comments from the Union County Engineer's Office.

## ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

9676 E. Foundry St, PO Box 219  
East Liberty, Ohio 43319

- Phone: 937-666-3431 • Fax: 937-666-6203
- Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)