



Staff Report – Jerome Professional Park, Phase 2

Applicant:	Jerome Village Company, LLC c/o Steve Lark 375 North Front Street, Suite 200 Columbus, OH 43215 larks@nationwide.com Terrain Evolution, Inc c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com
Request:	Approval of Jerome Professional Park, Phase 2 – Final Plat. Note: The Plat was tabled during LUC’s July and August 2026 meetings.
Location:	Located between US 42 (east side) and Ewing Road, on the south side of Ravenhill Parkway in Jerome Township, Union County.
Staff Analysis:	This Final Plat involves 4.612 acres of land and proposes 1 commercial lot. Acreages: ○ 0.371 acres in right-of-way ○ 4.241 acres in commercial lots ○ 0.000 acres in open space Proposed utilities: ○ City of Marysville water service ○ Jerome Village Community Authority collection and City of Maryville public sanitary waste treatment Preliminary Plat: ○ The Preliminary Plat was approved in October 2024. • Union County Engineer’s Office ○ The Engineer’s Office submitted comments in an email dated 07-02-26 and 08-31-26. The Engineer’s Office reported the Construction Drawings are approved and construction has been completed for about a year. Due to this, a bond or surety is not being required.



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	1. The Map Room submitted mark-ups in a separate communication (06-30-26 email) and those were provided to the applicant's engineer. (There are a total of 3 mark-ups.) The applicant worked with the Map Room to address its comments on a revised Plat. In an email dated 08-07-26, the Map Room advised its comments had been addressed. • Union County Soil & Water Conservation District ○ In an email dated 06-26-26 and 08-04-26, the District advised it had no comments. • Union County Health Department ○ No comments received as of 07-01-26 or 08-05-26 or 09-02-26. Standard comments from the Health Department are below: 1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)." 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department." 3. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS)." • City of Marysville ○ The City submitted comments in an email dated 07-01-26. Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.) The applicant worked with the City to address its comments in a
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	revised Plat. In an emails dated 08-06-26 and 09-02-26, the City advised it had no further comment. 1. Please provide and label a 20' Utility Easement flanking the right-of-way along US Hwy 42. • Jerome Township ○ The Township submitted comments in a letter dated 06-24-26 and 07-29-26 and 09-02-26. The Final Plat complies with the approved Development Plan. The Township also provided comments about snow removal and street tree agreements which are outside the scope of this Plat review. (Please refer to letter for all comments.) • ODOT District 6 ○ No comments received as of 07-01-26 or 08-05-26 or 09-02-26. • Ohio Edison ○ No comments received as of 07-01-26 or 08-05-26 or 09-02-26. • LUC Regional Planning Commission 1. Sheet 1: In the center column of the sheet, please update the variance resolution and date for #2 (40' access easement) to #24-473 Dated 10/2/24. 2. Sheet 1: In the center column of the sheet, please update the variance resolution and date for #3 (through lot) to #24-474 Dated 10/2/24. 3. Sheet 1: The description of the through lot variance isn't quite accurate. Please change from the description provided to "allow a through lot on Lot 3". 4. Sheet 1: In the center column of the sheet, please add the "variance to allow Sycamore Trace (public) to dead-end into the private parking areas of the remaining lots". This was #24-475 Dated 10/2/24. 5. Sheet 1: In the dedication note from Jerome Village, please verify the Vice President listed is correct (\$800). This name is listed in the dedication note + the notary stamp. 6. Sheet 2: In the dedication note from Memorial, the
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	CEO may have changed. This name is listed in the dedication note + the notary stamp. Please verify before printing Mylar (\$800). 7. Sheet 3: A condition of the Preliminary Plat approval was a 10' Utility Easement flanking the right-of-way along Sycamore Trace to US Hwy 42. Please add this unless the City no longer requires this easement (\$320). If this is added, please make sure it meets the minimum width of 20'. Note: In an email dated 07-06-26, the City requested a 20' easement along US Hwy 42 and request the Drainage Easement running west and then north off Sycamore Trace to be a Drainage and Utility Easement. 8. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (\$324, 2.; \$326; \$330).
Staff Recommendations:	Staff recommends acceptance of the request to TABLE the Jerome Professional Park, Phase 2 – Final Plat.
Z&S Committee Recommendations:	<i>Options for action:</i> ○ <i>Approval</i> ○ <i>Conditional Approval (state conditions)</i> ○ <i>Denial (state reasons)</i> ○ <i>Table (if requested)</i>