



Staff Report – Glacier Pointe Section 5 Phase 3

Applicant:	<p>M/I Homes of Central Ohio, LLC 4131 Worth Avenue, Suite 310 Columbus, OH 43219 dbruin@mihomes.com</p> <p>EMH&T c/o John Bruno III, PE & Matt Kirk 5500 New Albany Road Columbus, OH 43054 jbruno@emht.com mkirk@emht.com</p>
Request:	Approval of Glacier Pointe, Section 5, Phase 3 – Final Plat.
Location:	Located north of the point where Mitchell-Dewitt Road crosses over US Hwy 33 in Jerome Township, Union County. (Note: This is the most northern section of Glacier Pointe.)

Staff Analysis:	<p>This Final Plat involves 8.373 acres of land and proposes 27 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 1.225 acres in right-of-way ○ 7.148 acres in single-family residential lots ○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ Public water service ○ Public sanitary waste disposal <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was approved in November 2023, and it was subsequently extended in October 2025. ○ The Phase 1 Final Plat was approved in July 2025. ○ The Phase 2 Final Plat was approved in August 2025. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in an email dated 03-06-26. The Engineer’s Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a
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	<p>bond or surety was required, but none has been submitted/approved by the County Commissioners.</p> <ol style="list-style-type: none">1. Sheet 2: The drainage easement should extend out past Lot 358 approximately 20' to the west to cover the storm pipe and headwall shown on the Construction Drawings.2. The Map Room submitted mark-ups in an email dated 03-03-26 (05:19 pm) and those were provided to the applicant's engineer. (There are a total of 7 mark-ups.) <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ In an email dated 02-24-26, the District advised it had no comments.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 03-04-26. Standard comments from the Health Department are below:<ol style="list-style-type: none">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<ul style="list-style-type: none">○ The City submitted comments in an email dated 02-25-26, Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
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	<ol style="list-style-type: none">1. In its 02-25-26 email, the City provided easement language it wants included on the Final Plat. <ul style="list-style-type: none">• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 02-24-26. The Final Plat complies with the approved Development Plan. Some of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)<ol style="list-style-type: none">1. Sheet 2: The Township requested an adjustment to Note A and provided the language it prefers.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 03-04-26.• Union Rural Electric (URE)<ul style="list-style-type: none">○ URE submitted comments in a letter dated 03-09-26. Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)<ol style="list-style-type: none">1. Sheet 2: URE requires the Utility Easement behind lots 351-357 to continue behind lots 358-366 and connect to the Utility Easement located on Lot 367 in Section 5, Phase 1. This will require additional Utility Easement behind lots 358-366.2. Sheet 2: URE would like an easement in the open space between Lot 351 and Lot 350. However, there is already such an easement in Section 5, Phase 1.• LUC Regional Planning Commission<ol style="list-style-type: none">1. Sheet 1: On the left column in paragraph two, please replace “The undersigned” with “Know all men by these presents that” (§800). This has been done on prior Glacier Pointe subdivision plats, including Section 3.2. Sheet 1: Please review the easement language in the left column, paragraph three. The language required on Glacier Pointe, Section 5, Phase 3 was a condition of the Preliminary Plat approvals. This was a condition required by the City of Marysville (§320).3. Sheet 1: Please add variance information similar to prior phases. This would read, “Variance from the Union County Subdivision Regulations, Section 406,
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	<p>minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Glacier Pointe dated 9-18-18". (This note is included on 5 of the 6 prior Glacier Pointe subdivision plats.)</p> <ol style="list-style-type: none">4. Sheet 1: In the Surveyor's Certificate, there is a typo in paragraph two, line two. It reads, "All measurements on curves are chord and are distances." Please review and adjust (§800).5. Sheet 2: Please discuss with the County Engineer's Office the location where Martin Lane ends. Should this not be at the intersection with Jenny Road to avoid confusion (§323, 5.)?6. Sheet 2: Please adjust the 10 U.E. behind lots 351-357 from 10' wide to 20' wide to meet the minimum width required by the Subdivision Regulations (§323, 7.; §414).7. Sheet 2: If a U.E. easement is added running behind lots 358-366, please ensure it meets the minimum width required by the Subdivision Regulations of 20' (§323, 7.; §414).8. Sheet 2: Please review the existing and proposed easements behind lot 407-415. According to Section 5, Phase 2, the existing D.E. easement labels at the rear of Lot 407 and 408 should be U.E. easements. Do the U.E. easements running north-south at lots 409/410 and 413/414 run through the D.E. easement into Section 5, Phase 2? There is a 5' U.E. easement at the rear of Lot 414 that is below the minimum required by the Subdivision Regulations. These three issues would be resolved if each easement running west-east behind lots 407-415 were changed to a combined D.E. & U.E. easements (§323, 7.; §414).9. 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).



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<p>Staff Recommendations:</p>	<p>At the time of this staff report, confirmation of approval of the outstanding bond or other surety has not been received. Although the minor technical items in this staff report could be incorporated on the Final Plat Mylar for the 03-12-26 LUC meetings, confirmation of approval of the outstanding bond or other surety (§324, 2.; §326; §330) is required before staff is comfortable recommending any type of conditional approval. If requested by the applicant, it is possible to table the Plat. Because this action has not yet occurred, staff recommends DENIAL of Glacier Pointe, Section 5, Phase 3 – Final Plat at this time.</p> <p>If the bond or surety and minor technical items are resolved by the 03-12-26 LUC meetings, it may make sense for Zoning & Subdivision Committee to recommend conditional approval.</p>
<p>Z&S Committee Recommendations:</p>	<p><i>Options for action:</i></p> <ul style="list-style-type: none"> ○ Approval ○ Conditional Approval (state conditions) ○ Denial (state reasons) ○ Table (if requested)