



**Staff Report – Glacier Pointe Section 2 Phase 3**

<b>Applicant:</b>	<p><b>Encore Living</b> c/o Jay McIntire 5743 Snedegar Drive New Albany, OH 43054 <a href="mailto:jay1@encore-living.com">jay1@encore-living.com</a></p> <p><b>Terrain Evolution, Inc.</b> c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 <a href="mailto:jwollenberg@terrinevolution.com">jwollenberg@terrinevolution.com</a></p>
<b>Request:</b>	Approval of Glacier Pointe, Section 2, Phase 3 – Final Plat.
<b>Location:</b>	Located north of the point where Mitchell-Dewitt Road crosses over US Hwy 33 in Jerome Township, Union County.

<b>Staff Analysis:</b>	<p>This Final Plat involves 0.934 acres of land and proposes 3 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> <li>○ 0.170 acres in right-of-way</li> <li>○ 0.625 acres in single-family residential lots</li> <li>○ 0.139 acres in open space</li> </ul> <p>Proposed utilities:</p> <ul style="list-style-type: none"> <li>○ City of Marysville water service</li> <li>○ City of Marysville sanitary waste disposal</li> </ul> <p>Preliminary Plat:</p> <ul style="list-style-type: none"> <li>○ The original Preliminary Plat was approved in February 2019 and subsequently extended in February 2021 and February 2023. It was amended in December 2023.</li> <li>○ The Phase 1 Final Plat was approved January 2021.</li> <li>○ The Phase 2 Final Plat was approved June 2021.</li> </ul> <p>• <b>Union County Engineer’s Office</b></p> <ul style="list-style-type: none"> <li>○ The Engineer’s Office submitted comments in an email dated 04-04-24. The Engineer’s Office reported the Construction Drawings are approved but did not provide any status on construction or whether a bond</li> </ul>
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	<p>will be required. LUC staff requested additional information and is awaiting further response.</p> <p>Additional comments are listed below:</p> <ol style="list-style-type: none"><li>1. The Map Room submitted mark-ups in a separate communication and those were provided to the applicant's engineer.</li></ol> <ul style="list-style-type: none"><li>• <b>Union Soil &amp; Water Conservation District</b><ul style="list-style-type: none"><li>○ In an email dated 03-27-24, the District advised it had no comments.</li></ul></li><li>• <b>Union County Health Department</b><ul style="list-style-type: none"><li>○ In an email dated 04-03-24, the Health Department advised it had no comments. Standard comments from the Health Department are below:<ol style="list-style-type: none"><li>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)."</li><li>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."</li><li>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)."</li></ol></li></ul></li><li>• <b>City of Marysville</b><ul style="list-style-type: none"><li>○ In an email dated 03-27-24, the City advised it had no comments.</li></ul></li><li>• <b>Jerome Township</b><ul style="list-style-type: none"><li>○ The Township submitted comments in a letter dated 03-27-24. The Final Plat complies with the approved Development Plan. <b>Some</b> of those comments are</li></ul></li></ul>
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	<p>listed below and summarized for reference. (Please refer to letter for all comments.)</p> <ol style="list-style-type: none"> <li>Sheet 1: The Township requested changes to the Jerome Township Note at the bottom left-hand corner of the Sheet. The Township provided a copy of its preferred language for this note.</li> </ol> <ul style="list-style-type: none"> <li>• <b>ODOT District 6</b> <ul style="list-style-type: none"> <li>○ No comments received as of 04-03-24.</li> </ul> </li> <li>• <b>Union Rural Electric</b> <ul style="list-style-type: none"> <li>○ No comments received as of 04-03-24.</li> </ul> </li> <li>• <b>LUC Regional Planning Commission</b> <ol style="list-style-type: none"> <li>Sheet 1 &amp; 2: Hardcopies provided to LUC Staff do not appear to scale properly. Please review and adjust if appropriate (§322; §323, 1.).</li> <li>Sheet 1: The owner’s dedication statement appears to have a typo in it. It reads, “...owner of <b>a portion of</b> the land indicated...”. LUC staff believes it should read “...owner of the land indicated...”. Please confirm there are not multiple owners. If not, please review and adjust (§800).</li> <li>Sheet 1: The bottom right-hand corner of the sheet (near sheet numbering) refers to this as Section 2, <b>Phase 2</b>. Please review and adjust (§323, 1.).</li> <li>Sheet 2: The east right-of-way dimension of Eliot Drive is missing. The line/distance runs north-south but is not dimensioned and would be approximately 120’ long (§323, 5.).</li> <li>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).</li> </ol> </li> </ul>
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<p><b>Staff Recommendations:</b></p>	<p>Staff recommends <b>DENIAL</b> of Glacier Pointe Neighborhood, Section 2, Phase 3 – Final Plat. Although the minor technical items in this staff report could be incorporated on the Final Plat Mylar for the 04-11-24 LUC meetings, confirmation of</p>
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	any bond or other surety (§324, 2.; §326; §330) is required before staff is comfortable recommending otherwise.
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<b>Z&amp;S Committee Recommendations:</b>	<i>Option for action:</i> <ul style="list-style-type: none"><li>○ <i>Approval</i></li><li>○ <i>Conditional Approval (state conditions)</i></li><li>○ <i>Denial (state reasons)</i></li><li>○ <i>Table (if requested)</i></li></ul>
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