



Staff Report – Jerome Township Zoning Amendment

<p>Jurisdiction:</p> <p>Applicant:</p>	<p>Jerome Township Zoning Commission c/o Elizabeth Morrisson 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480 emorrison@jerometownship.com</p> <p>Meijer Stores Limited Partnership c/o Crisman Jones Jr. 2350 Three Mile Road NW Grand Rapids, MI 49544 (616) 735-7992 Cris.JonesJr@Meijer.com</p>
<p>Request:</p>	<p>The Zoning Commission received an application to rezone 29.57 +/- acres. The proposal would rezone the acreage from a Planned Development District (PD) to a Planned Development District (PD).</p> <p>Parcels involved:</p> <ul style="list-style-type: none"> 1700310390010 – Subarea A (19.24 +/- acres) and Subarea B (10.33 +/- acres) <p>Existing Use:</p> <ul style="list-style-type: none"> The existing PD notes the site as a location for a commercial shopping center and various outlots (May 2007). <p>Proposed use:</p> <ul style="list-style-type: none"> The proposed PD notes the site as a location for a commercial shopping center (more specifically, a Meijer supercenter) and various outlots (December 2025).
<p>Location:</p>	<p>The parcel is located in the southeast corner of Jerome Township in Union County. It is bounded by US-33 to the west, the Gordon Tri-County Ditch to the north, Hyland-Croy Road to the east, and The Shops at Hawk’s Landing to the south. The property has frontage along the west side of Hyland-Croy Road and is less than a quarter mile north of the intersection of Hyland-Croy and Post Road.</p>
<p>Staff Analysis:</p>	<p>This staff report considers the Jerome Township Zoning Resolution (Resolution), the Jerome Township</p>



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Comprehensive Plan (Jerome Plan), and the Union County Comprehensive Plan (County Plan).

Area Zoning:

The property is currently zoned Planned Development (PD). The adjacent zoning includes a residential PD (Jerome Grand at Jacquemin Farms), Planned Low Density Residential (PLR) within the City of Dublin, Regional Retail (RR), and Commerce District (COM) on the west side of US-33.

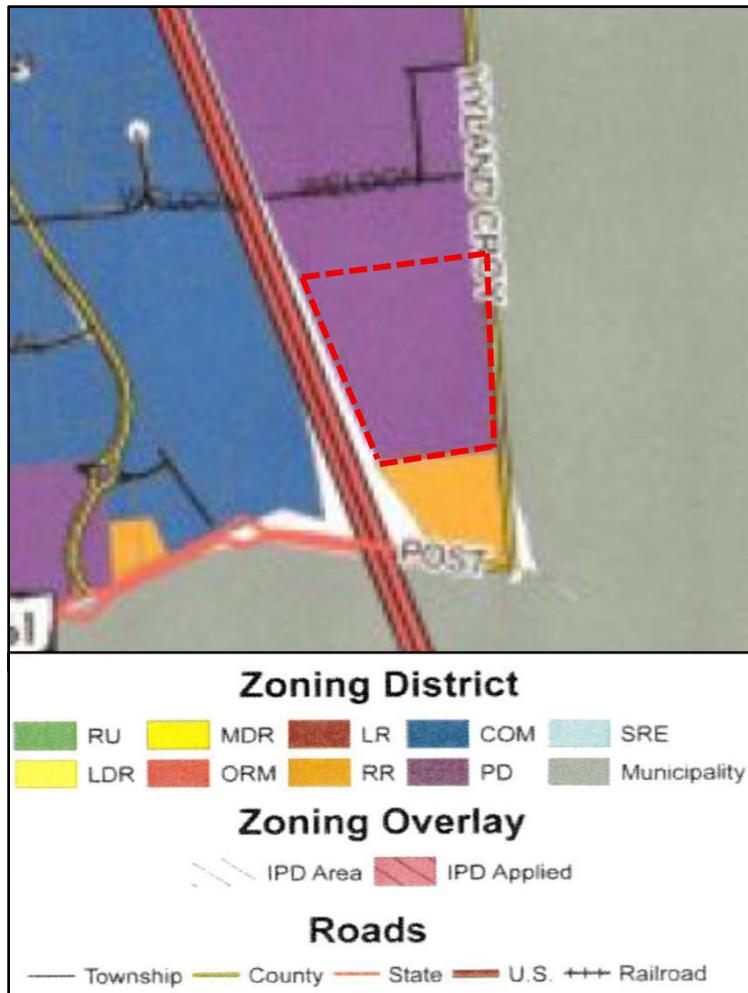


Figure 1: Jerome Twp Zoning Map (July 2025)

The purpose of the PD District is to, among other things, “provide an opportunity for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications” and “encourages unified



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development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district” (Resolution, pp. 5-1).

Section 500.02 of the Resolution identifies additional purposes relative to commercial and office development, including minimizing “negative impacts and conflicts with rural agriculture and residential development”, creating a “pedestrian friendly environment”, “interconnecting with adjacent neighborhoods”, and “master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur” (Resolution, pp. 5-2).



Figure 2: 2024 Aerial Image from Union County Auditor GIS

The lot is already part of the Hall’s Corner PD, which was approved by the Township in 2007. While similar to one another, the primary differences between the existing and proposed PDs lie in their layouts, permitted uses, and a difference in character from a pedestrian scale to an automotive scale. Although, the proposed PD also replaces some specific requirements with references to the Jerome



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Township Zoning Resolution and makes some small changes to various standards as well.

Under the existing PD, a large retail establishment is depicted as being located at the south end of the site. A handful of smaller businesses are located along the Gordon Tri-County Ditch with internal roads and a parking area in the center of the site. Stormwater retention facilities are located at the east edge of the site along Hyland-Croy Road along with landscaping. This serves to screen the site from the residential development to the east. In this PD, the site is viewed as a whole, with no subareas listed.

The proposed PD by contrast has a different layout. It places a Meijer supercenter, associated parking, and a stormwater retention facility in the western half of the site. That is listed as subarea 1. The eastern half (and an area along the site's south boundary) features space for various commercial outlots and any associated parking for them. That is listed as subarea 2. Internal roads connect these areas to each other and areas outside the site. Under this design, the lack of the stormwater retention facility along Hyland-Croy as well as the determination of landscaping by future outlot developers offers less certainty regarding the level of screening from the residential development to the east.

The existing PD permits a variety of uses typical of a shopping center. Some of these uses include salons, dry cleaners, home furnishing stores, restaurants, hardware stores, gas stations, and body shops. No uses are listed as being conditional under the existing PD. The proposed PD includes similar uses but tends to exclude businesses oriented more toward recreation such as bowling alleys, skating rinks, swimming pools, movie theatres, and nightclubs. Another noticeable change is that auto dealerships are accepted as a permitted use under the proposed PD despite being explicitly prohibited under the existing one. Unlike the existing PD, the proposed PD does list conditional uses. These include auto oriented businesses such as body shops and car washes as well as a few other businesses such as paint and wallpaper stores, photography studios, and tax preparation services.

Jerome Twp Comprehensive Plan

The Jerome Township Comprehensive Plan is a guide for decision-makers considering land use changes, and its



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Future Land Use Section provides recommendations (Jerome Plan, pp. 52-61).

The area where this lot is located is within a planned “Regional Retail” district. These districts aim to promote high quality retail that supports regional commuters along US-33. Ideal land uses for this area include, but are not limited to “large-format retailers, professional services, restaurants, quick-service businesses, and auto service establishments.” (Jerome Plan, pp. 60).

The Jerome Plan lists multiple “statements of intent” for Regional Retail districts. These include:

- Promote high-quality retail uses that complement the existing market and support regional commuters.
- Prioritize consolidated access points for new uses to limit curb cuts along Industrial Parkway and Post Road.
- Protect existing residential lots by providing adequate landscape screening and setbacks from residential property lines.
- Protect environmentally sensitive areas, like woodlots, stream corridors, and highly-erodible soils.

Given the significant increase in daily traffic along Industrial Parkway and OH-161 (also known as Post Road), the plan notes that access management is a top priority for the development of new sites. It recommends that existing intersections be used to consolidate access to future uses, with secondary street networks facilitating individual lot access. (Jerome Plan, pp. 60).



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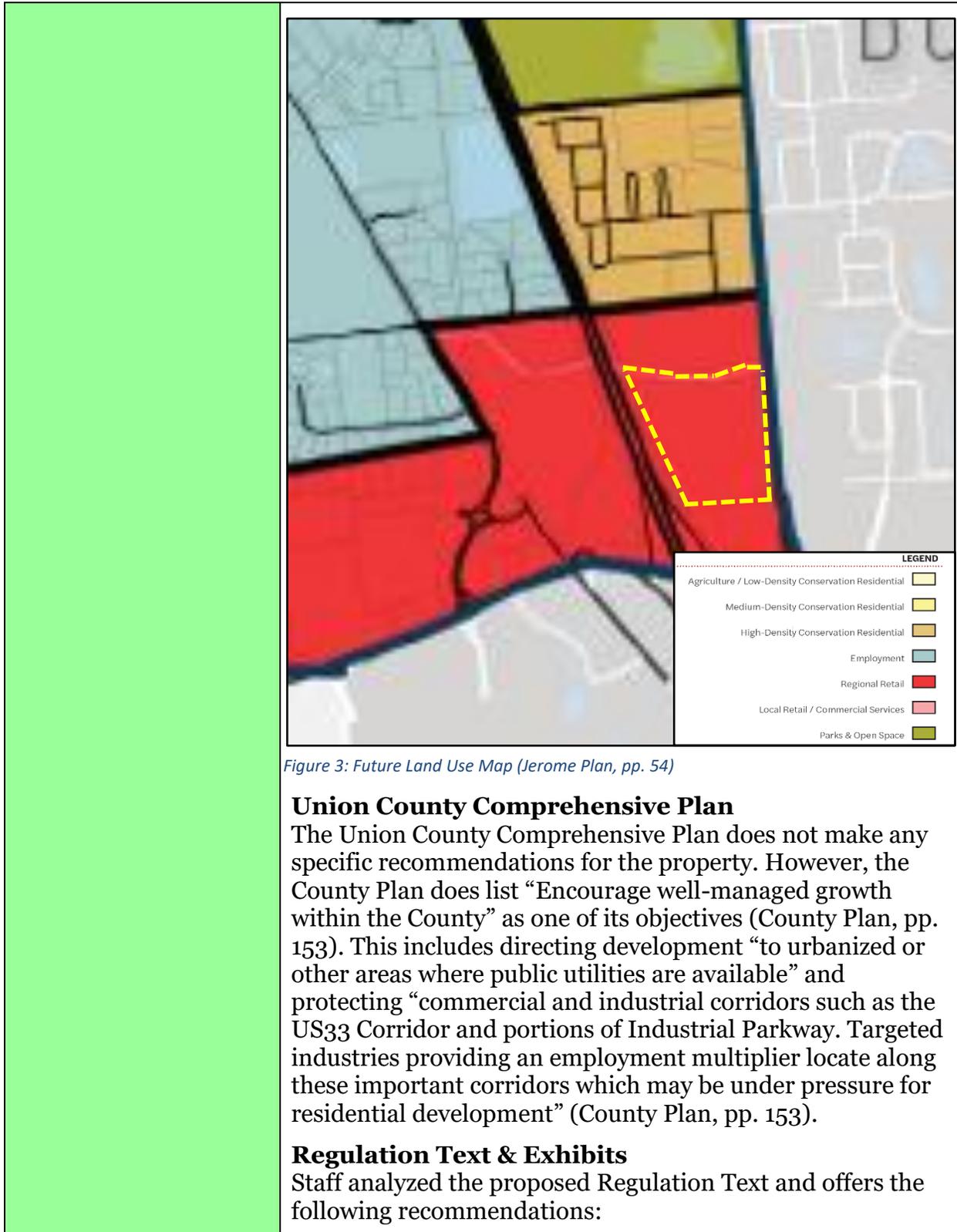


Figure 3: Future Land Use Map (Jerome Plan, pp. 54)

Union County Comprehensive Plan

The Union County Comprehensive Plan does not make any specific recommendations for the property. However, the County Plan does list “Encourage well-managed growth within the County” as one of its objectives (County Plan, pp. 153). This includes directing development “to urbanized or other areas where public utilities are available” and protecting “commercial and industrial corridors such as the US33 Corridor and portions of Industrial Parkway. Targeted industries providing an employment multiplier locate along these important corridors which may be under pressure for residential development” (County Plan, pp. 153).

Regulation Text & Exhibits

Staff analyzed the proposed Regulation Text and offers the following recommendations:



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- **Setbacks**

For the buildings in both subareas as well as the Gordon Tri-County Ditch, the existing regulation text and the RR district are largely aligned with regard to setbacks. However, the proposed regulation text reduces most setbacks by 10 feet.

- Considering the proximity of this site to the interchange, US-33, and residential homes across Hyland-Croy, staff recommends that the Township consider whether reduced setbacks make sense for this site.
- For the sake of uniformity, staff recommends that the Township compare the proposed setback from US-33 and the front yard setback to the developments south of the property.

- **Curb Cuts in Development (Subarea 2)**

The Engineer's Office has noted that no additional access will be given off of Moreland Drive in this subdivision and that future access will need to line up from proposed access points on the plat. This is to prevent an excessive amount of turning (and resultant traffic) within the area. However, outlot access is not depicted or managed.

- Staff recommends the Township consider whether it is within their authority to specify a maximum number of curb cuts for each of the three sections of subarea 2. This would consolidate curb cuts and manage traffic. If the minimum lot size is 0.75 acres and each outlot can have a curb cut, that could result in many entrances/exits.

- **Screening From Residential Uses**

Section 620.07 of the Zoning Resolution requires that non-residential uses be screened from adjoining single-family or two-family dwellings via a landscaped buffer.

- Staff recommends the Township consider whether this provision would apply to the residential district which is on the opposite side of the Hyland-Croy ROW from the development. Also at question is whether this



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provision would apply to a residential district that is under the jurisdiction of the City of Dublin rather than Jerome Township.

- **Landscaping and Screening**

The existing regulation text requires a more extensive amount of landscaping and screening, while the proposed text simply requires that Chapter 620 of the Zoning Resolution be adhered to. However, adherence to Chapter 620 on its own will not produce the same quantity or quality of landscaping as required under the existing text.

- Staff recommends the Township consider whether it is satisfied with the level of landscaping and screening under the proposed regulation text.
- Staff recommends obtaining more detail regarding the outlots so that landscaping and screening of the outlots can be coordinated.
- Staff recommends discussing with the developer whether utilities are to be installed underground. This is a requirement under the existing regulation text (Section 3, D., 10.).

- **Minimum Lot Area (Subarea 1)**

No minimum lot area is provided for subarea 1 within the Regulation Text, which means that the 1 acre minimum from the Zoning Resolution would be utilized (Resolution, 460.03, 1.). While likely not a concern for the proposed use, staff questions if this could – in the future – be exploited to break apart subarea 1 and utilize it for purposes other than those for which it was intended.

- Staff recommends the Township contemplate establishing a maximum number of lots for subarea 1 to prevent strange or unintended redevelopment in the future.

- **Minimum Lot Width (Subarea 1)**

No minimum lot width is provided for subarea 1 within the Regulation Text, which means that it would be based on the road classifications found in the Zoning



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Resolution (Resolution, 460.03, 3.). A minimum lot width is critical for future development which may or may not be contemplated at this time.

- If a private road is to be used, staff recommends that the Township consult with the County Engineers Office on which road classification applies for the roads within this development. The Township may find this to be a non-issue.

- **IV. A. & V. A. and B. (Permitted and Conditional Uses)**

- Staff recommends that the Township review the permitted and conditional uses to ensure that the Township is comfortable with them and believe they make sense on the site.

- **IV. B. (Development Standards)**

This section references Sections 461.03 through 461.09 (Regional Retail District) of the Zoning Resolution. These sections do not exist. The relevant sections for Regional Retail are 460.03 through 460.09.

- Staff recommends correcting these section numbers.

- **IV. D. 2. a. and V. E. 2. (Northern Perimeter)**

Both of these sections reference a setback of 10 feet for pavement and 20 feet for buildings from the Gordon Tri-County Ditch, measured from the northern boundary line. These sections do specify that should any state or federal regulatory agency require a greater setback, those standards shall apply.

However, Section 500.06 11. A) of the Zoning Resolution also imposes a greater setback, requiring a riparian buffer of 50 feet from the centerline of the channel. This nullifies any smaller setback. Despite not being mentioned in the regulation text, a compliant 50-foot buffer is shown on the maps included with the Preliminary Development Plan. This has created confusion as to whether this riparian buffer will be adhered to.



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- Staff recommends requiring a 50-foot riparian buffer – as measured from the centerline of the channel – instead of the setbacks currently listed within these two sections. Alternatively, the Township could consider maintaining the 75-foot buffer found in the existing regulation text (Section 3, D., 5., g.).

• **IV. H. 1. and V. I. 1. (Signage)**

The number and size of signs seem out of character when compared to the nearby Dublin Green development. In subarea 1, 800 square feet is listed as a maximum area for a wall sign. In subarea 2, 125 square feet is listed as the maximum area for a wall sign on each outlot.

Additionally, there are a total of three joint identification signs proposed along Hyland-Croy and one along US-33.

- Staff recommends the Township reduce the maximum areas for wall signs.
- Staff recommends the Township consider whether the total number of joint identification signs is necessary or reasonable.

• **V. F. 1. (Minimum Lot Width)**

This section states that “The requirements of Zoning Resolution 600.8 shall not apply to Subarea 2”. While some parts of this section would not apply to this development, other parts concern pedestrian infrastructure.

- Staff recommends the Township consider whether it wishes to include a provision on pedestrian infrastructure (similar to 600.08 d) of the Zoning Resolution) within the regulation text. Section 3 C. of the existing regulation text contains such provision, but the proposed text does not. For example, Section 3 C. requires 5-foot sidewalks among other things.

• **V. F. 2. (Minimum Lot Area)**

This section establishes a minimum lot area of 0.75 acres for the lots of subarea 2. Staff questions if this particular



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	<p>area could unintentionally lead to a conglomeration of many minimum sized lots in subarea 2.</p> <ul style="list-style-type: none"> ○ Staff recommends the Township consider whether 0.75 acres is an appropriate minimum lot area for subarea 2. Staff also suggests that if the Township wishes to provide flexibility for outlots, it could consider imposing a maximum number of lots within that subarea as opposed to a specified acreage. <p>● VI. D. (Lighting)</p> <p>This section establishes maximum heights for parking lot lighting poles. However, it does not establish any standards for the footers or bases of these lighting poles.</p> <p>Additionally, the existing regulation text includes a trespass limit of 0.0 foot candles at the property line (Section 3, D., 12., b., 2)). Given the residential district immediately across the street, staff felt that this cautious limit was appropriate. However, the proposed regulation text would instead utilize the higher limit of 0.3 foot candles at the property line set by the Zoning Resolution (630.03, 7.).</p> <ul style="list-style-type: none"> ○ Staff recommends that concrete footers (and standards/dimensions for them) be included within this Section. These are required under the existing regulation text (Section 3, D., 12., a., 3)). ○ Staff recommends that a trespass limit of 0.0 foot candles at the property line be included within this Section.
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Staff Recommendations:	Staff recommends APPROVAL WITH MODIFICATIONS of the proposed zoning text amendment. These modifications include all of the items listed above in this staff report.
Z&S Committee Recommendations:	<p><i>Options for action:</i></p> <ul style="list-style-type: none"> ● <i>Approval</i> ● <i>Approval with modifications (state modifications)</i> ● <i>Denial</i>