



Staff Report – Glacier Park Neighborhood, Section 14

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 Glacier Park Neighborhood (GPN-14) – Final Plat.
Location:	Located east of Hyland Croy Road and along the south side of Wells Road in Jerome Township, Union County.
Staff Analysis:	This Final Plat involves 2.999 acres of land and proposes 4 single-family residential lots. Acreages: ○ 0.738 acres in right-of-way ○ 1.572 acres in single-family residential lots ○ 0.689 acres in open space Proposed utilities: ○ City of Marysville public water service ○ Jerome Village Community Authority collection and City of Maryville public sanitary waste treatment Preliminary Plat: ○ The Preliminary Plat was approved in May 2025. • Union County Engineer’s Office ○ The Engineer’s Office submitted comments in an email dated 08-06-26. The Engineer’s Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety was required, and it has been submitted/approved by the County Commissioners. 1. In an email dated 08-05-26, the Map Room confirmed “everything looks good”.



Staff Report – Glacier Park Neighborhood, Section 14

• **Union County Soil & Water Conservation District**

- In an email dated 08-04-26, the District advised it had no comments.

• **Union County Health Department**

- No comments received as of 08-05-26. 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**

- In an email dated 08-06-26, the City advised it had no further comments.

• **Jerome Township**

- The Township submitted comments in a letter dated 07-29-26. 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 08-05-26.



Staff Report – Glacier Park Neighborhood, Section 14

	• Union Rural Electric (URE) ○ URE submitted comments in a letter dated 08-04-26. Some of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.) 1. URE requires a 20' easement extending from the road right-of-way to connect the utility easement on Lot 2881. • LUC Regional Planning Commission 1. Sheet 1: Please review the last two signature lines in the center column. The lines that start "Filed for record..." and "Recorded this..." have an extra blank space before the year 2026. These should read _____ DAY OF _____, 2026". 2. Sheet 2: On the west and east lines of Wells Road right-of-way, there is a dimension that indicate the distance is 40' from the C/L. Please provide an additional dimension for the proposed right-of-way distance. 3. Sheet 2: Please add the word "Lot" above each of the lot numbers (§323, 8.). 4. Sheet 2: The 10' Utility Esmt at the rear of lots 2881, 2882, and 2883 is below the minimum required of 20'. Please review and adjust (§414). 5. Sheet 2: Should the Utility Esmt in the front of Lot 2881 run through DOS-A and connect to the Waterline Esmt (§323, 7.)?
Staff Recommendations:	Staff recommends CONDITIONAL APPROVAL of Glacier Park Neighborhood, Section 14 – Final Plat with the condition that the technical details, as specified in the LUC staff report, be incorporated on the Final Plat mylar for the 08-13-26 LUC meetings.
Z&S Committee Recommendations:	