



Staff Report – Homestead at Scotts Farm

Applicant:	Pulte Homes of Ohio, LLC c/o Matthew Callahan 475 Metro Place South, Suite 200 Dublin, OH 43017 matthew.callahan@pulte.com Kimley-Horn and Associates, Inc c/o Kevin Kershner 7965 N. High Street, Suite 200 Columbus, OH 43235 kevin.kershner@kimley-horn.com
Request:	Approval of Homestead at Scotts Farm – Preliminary Plat.
Location:	Located east of US Hwy 33 between Brock Road and Glacier Pointe subdivision in Jerome Township, Union County.
Staff Analysis:	The original Preliminary Plat involved 137.74 and the Amended Preliminary Plat involved 139.38 acres of land. The subdivision proposed 248 single-family residential lots. However, associated approvals expired March 2025. The Preliminary Plat proposed involves the unplatted areas which is reportedly 31.595-33.24 acres and involves 91 single-family residential lots. Acreages: ○ 5.34 acres of right-of-way ○ 20.01 acres of single-family residential lots ○ 7.69 acres of open space Proposed utilities: ○ City of Marysville public water service ○ City of Marysville public sanitary waste treatment • Union County Engineer's Office ○ The Engineer's Office submitted comments in a letter dated 03-06-23 and an email dated 08-06-26. <u>Some</u> of those comments are listed below and summarized for reference. (Please refer to email for all comments.) 1. All requested variances to the Subdivision Regulations have been approved by the Commissioners.



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	2. The layout and design of the lots, streets, and other improvements is approved (§314, 4.). • Union County Soil & Water Conservation District ○ In an email dated 08-10-26, the District advised the Preliminary Drainage Plan is approved. • 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 ○ The City submitted comments in an email dated 08-06-26. Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.) 1. Horizontal/Vertical design of public waterline will be finalized during Construction Drawing process. 2. Provide and label a 10’ Utility Easement flanking the right-of-way along all waterlines. 3. Confirm a 20’ Utility Easement flanking the right-of-way is provided along all sanitary sewer. 4. The City provided preferred easement language it would like on the Final Plat.
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•Jerome Township

- Jerome Township submitted comments in a letter dated 07-29-26. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. An approved Detailed Development Plan is required prior to establishment of any uses, construction of improvements, or a letter of zoning compliance for the purposes of Final Plat review.

•ODOT District 6

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

• Union Rural Electric (URE)

- URE submitted comments in a letter dated 07-31-26. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. URE easement requirements are 20'. Actual location on lots can be located within a 10' easement if adjacent property has additional easements or right-of-way for ingress/egress totaling 20'.
 2. URE provided a drawing which depicts the easements it requires and their general locations.

• LUC Regional Planning Commission

1. Sheet 1: There is a note, that open space areas are subject to change prior to final platting. Adding/Removing lots or changing the right-of-way may require an Amended Preliminary Plat.
2. Add zoning classification of adjoining properties (§313, 9.).
3. Boundaries of the subdivision do not appear to have changed. However, boundary dimensions are missing in several locations. Please make sure to include these on final plats (§313, 6.).
4. Dimensions of open space/right-of-way are missing in locations where open space adjoins right-of-way. Please include on Final Plat (§313, 12; §313, 16.).
5. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414).



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	6. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.). 7. On the Final Plat, please add information about any variances granted including a short description, the applicable section, the Commissioner resolution number, and date approved. 8. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.). 9. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
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Staff Recommendations:	Staff recommends APPROVAL WITH CONDITIONS of Homestead at Scotts Farm – Preliminary Plat with the conditions that all comments/modifications from LUC and reviewing agencies, related to Subdivision Regulations requirements, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
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Z&S Committee Recommendations:	
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