



Staff Report – Eversole Run Neighborhood, Section 9

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| <b>Applicant:</b>      | <p><b>Jerome Village Company, LLC</b><br/>c/o Steve Lark<br/>375 North Front Street, Suite 200<br/>Columbus, OH 43215<br/><a href="mailto:larks@nationwide.com">larks@nationwide.com</a></p> <p><b>Terrain Evolution, Inc</b><br/>c/o Justin Wollenberg, PE<br/>720 East Broad Street, Suite 203<br/>Columbus, OH 43215<br/><a href="mailto:jwollenberg@terrinevolution.com">jwollenberg@terrinevolution.com</a></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Request:</b>        | Approval of Eversole Run Neighborhood (ERN-9) – Final Plat.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Location:</b>       | Located southwest of the intersection of Jerome Road and Hill Road in Jerome Township, Union County.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Staff Analysis:</b> | <p>This Final Plat involves 29.692 acres of land and proposes 72 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"><li>○ 4.617 acres in right-of-way</li><li>○ 17.775 acres in single-family residential lots</li><li>○ 7.300 acres in open space</li></ul> <p>Proposed utilities:</p> <ul style="list-style-type: none"><li>○ City of Marysville water service</li><li>○ Jerome Village Community Authority collection and City of Maryville public sanitary waste treatment</li></ul> <p>Preliminary Plat:</p> <ul style="list-style-type: none"><li>○ The Preliminary Plat was approved in August 2025.</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 06-30-26. The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety was required, but none has been submitted/approved by the County Commissioners.</li></ul> <ol style="list-style-type: none"><li>1. The Map Room submitted mark-ups in a separate communication (07-01-26 email) and those were</li></ol> |



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|  | <p>provided to the applicant's engineer. (There are a total of 4 mark-ups.)</p> <ul style="list-style-type: none"><li>• <b>Union County Soil &amp; Water Conservation District</b><ul style="list-style-type: none"><li>○ In an email dated 06-26-26, the District advised it had no comments.</li></ul></li><li>• <b>Union County Health Department</b><ul style="list-style-type: none"><li>○ No comments received as of 07-01-26. 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 07-01-26, the City advised it had no further comments.</li></ul></li><li>• <b>Jerome Township</b><ul style="list-style-type: none"><li>○ The Township submitted comments in a letter dated 06-24-26. 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.)</li></ul></li><li>• <b>ODOT District 6</b><ul style="list-style-type: none"><li>○ No comments received as of 07-01-26.</li></ul></li></ul> |
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|                               | <ul style="list-style-type: none"><li>• <b>Ohio Edison</b><ul style="list-style-type: none"><li>○ No comments received as of 07-01-26.</li></ul></li><li>• <b>LUC Regional Planning Commission</b><ol style="list-style-type: none"><li>1. Sheet 2-3: The graphic scale is shown, but there is no written scale below it or along the right side of the sheet near the date and other information (§323, 1.).</li><li>2. Sheet 1: Please list the variance on the title sheet. In a prior CESO plat (Pioneer Crossing, Phase 4), something was noted like the following phrase: “Variance granted for right-of-way width (Section 406) – Resolution No. 22-410 – 11-09-2022”. In this case, it would read, “Variance granted for right-of-way width (Section 406) – Resolution No. 25-283 – 7-02-2025”.</li><li>3. Sheet 2: Is the Utility Easement on Lot 2813 and 2814 intended to extend through DOS-C?</li><li>4. Sheet 3: There is a 20’ Drainage Easement running along the back of several lots and partially in DOS-A. Is delineation missing where this easement overlaps the Utility Easement at the rear of lot 2830/2831 and also at the Emergency Access &amp; Utility Easement? This would be in two locations total.</li><li>5. Sheet 2 &amp; 3: There is a drainage easement shown, which appears to be new, along the north side of ERN-9. It is proposed in the open space of ERN-6, Phase 2. Please remove this drainage easement and add it by another instrument. The ERN-9 Plat cannot be used to amend an adjacent plat.</li><li>6. 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> |
| <b>Staff Recommendations:</b> | 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 07-09-26                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



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|                                           | <p>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 <b>conditional approval</b>. If requested by the applicant, it is possible to <b>table</b> the Plat. Because this action has not yet occurred, staff recommends <b>DENIAL</b> of the Eversole Run Neighborhood, Section 9 (ERN-9) – Final Plat at this time.</p> <p>If the bond or surety and minor technical items are resolved by the 07-09-26 LUC meetings, it may make sense for the Zoning &amp; Subdivision Committee to recommend <b>conditional approval</b>.</p> |
| <b>Z&amp;S Committee Recommendations:</b> | <p><i>Options for action:</i></p> <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>                                                                                                                                                                                                                                                                                                                                                                                                          |