



Staff Report – Eversole Run Neighborhood Section 7

Applicant:	<p>Jerome Village Company, LLC c/o Steve Lark 375 North Front Street, Suite 200 Columbus, OH 43215 larks@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of Eversole Run Neighborhood, Section 7 (ERN-7) – Amended Preliminary Plat.
Location:	Located east of Jerome Road between Hill Road and Wells Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 29.675 acres of land and proposes 30 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 4.129 acres in right-of-way○ 18.168 acres in single-family residential lots○ 7.378 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water service○ Jerome Village Community Authority collection and City of Marysville public sanitary waste treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was originally approved in October 2024. The application reads, the amendment is due to an entry feature; the amendment impacts 0.182 acres and 0 lots. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none">○ The Engineer’s Office submitted comments in an email dated 08-08-25. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
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	<ol style="list-style-type: none">1. The gate and fence should be removed from the right-of-way. No gates on public streets. If the developer wants a gate, the street will need to be private.2. The layout and design of the lots, streets, and other improvements is approved. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ In an email dated 07-31-25, the District advised it had no comments.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 08-06-25. Standard comments from the Health Department are below:<ol style="list-style-type: none">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<ul style="list-style-type: none">○ The City submitted comments in an email dated 08-06-25. Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)<ol style="list-style-type: none">1. Horizontal/Vertical design of public waterline will be finalized during Construction Drawing process.
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	<p>2. Provide/Label a 20' Utility Easement flanking the right-of-way along the east side of Jerome Road and the south side of Hill Road.</p> <p>• Jerome Township</p> <ul style="list-style-type: none">○ Jerome Township submitted comments in a letter dated 08-08-25. Some of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)1. The proposed Preliminary Plat complies with the Preliminary Development Plan. An approved Detailed Development Plan is required prior to establishment of any uses or construction of improvements. <p>• ODOT District 6</p> <ul style="list-style-type: none">○ No comments received as of 08-06-25. <p>• Ohio Edison</p> <ul style="list-style-type: none">○ No comments received as of 08-06-25. <p>• LUC Regional Planning Commission</p> <ol style="list-style-type: none">1. Sheet 4: On the Final Plat, please dimension Hill Road and Jerome Road completely. As depicted, there is no dimension from the centerline to the open space. Meaning, a total of four dimensions should be added (§313, 12.).2. Sheet 4: Is there is a dimension(s) missing along Laurel Crossing Way on the east side just north of Lot 2575 (§313, 15; §313, 16.).3. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414).4. On the Final Plat, please add information about the variance from Section 406 Minimum Right-of-Way Width. The date was 10-02-2024 and the resolution number was 24-476.5. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.).6. 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.).7. All bonds, surety, letters of credit, etc. shall be
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	approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
Staff Recommendations:	Staff recommends CONDITIONAL APPROVAL of Eversole Run Neighborhood, Section 7 (ERN-7) – Amended Preliminary Plat with the conditions that all comments/modifications from LUC and reviewing agencies related to the Subdivision Regulation requirements—including conditions from past review periods dating back to 2024—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.
Z&S Committee Recommendations:	Options for action: <ul style="list-style-type: none">○ <i>Approval</i>○ <i>Conditional Approval (state conditions)</i>○ <i>Denial (state reasons)</i>○ <i>Table (if requested)</i>