



Staff Report – Active Infrastructure – Industrial Parkway

Applicant:	BA Mitchell Owner LLC c/o Jeffrey Zyglar 487 East Main Street, Suite 168 Mount Kisco, NY 10549 jeff@activeinfra.com Advanced Civil Design, Inc. c/o Ryan Fowler 781 Science Boulevard, Suite 100 Gahanna, OH 43230 rfowler@advancedcivildesign.com
Request:	Approval of Active Infrastructure – Industrial Parkway – Preliminary Plat Extension for a period of two (2) years.
Location:	Located at the intersection of Industrial Parkway and Mitchell-Dewitt Road in Jerome Township, Union County.

Staff Analysis:	This Preliminary Plat Extension is for the Active Infrastructure – Industrial Parkway – Preliminary Plat. This subdivision involves 159.43 acres of land and proposes 3 commercial lots. To date, 0 lots have been final platted. Proposed utilities: ○ City of Marysville water service ○ City of Marysville sanitary waste disposal Preliminary Plat: ○ The Preliminary Plat was originally approved in July 2024. • Union County Engineer's Office ○ No new comments received as of 07-01-26. • Union Soil & Water Conservation District ○ No new comments received as of 07-01-26. • Union County Health Department ○ No new comments received as of 07-01-26. • City of Marysville ○ In an email dated 07-01-26, the City reiterated the comments it submitted previously (07-03-24 email).
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	• Jerome Township ○ The Township submitted comments in a letter dated 07-24-26. The Township did not raise concerns with the granting of a Preliminary Plat Extension. • ODOT District 6 ○ No comments received as of 07-01-26. • Union Rural Electric ○ No new comments received as of 07-01-26. • LUC Regional Planning Commission 1. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318).
Staff Recommendations:	Staff recommends APPROVAL of the Active Infrastructure – Industrial Parkway – Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including prior LUC approvals with conditions, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
Z&S Committee Recommendations:	<i>Options for action:</i> ○ <i>Approval</i> ○ <i>Conditional Approval (state conditions)</i> ○ <i>Denial (state reasons)</i> ○ <i>Table (if requested)</i>