



Zoning & Subdivision Committee

Thursday, January 10, 2019

12:30 pm

- Minutes from last meeting of December 13, 2018
- 1. Zoning and Subdivision Committee Appointments 2019
- 2. Review of VN-3 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 3. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Brad Bodenmiller
- 4. Review of Richland Township Zoning Parcel Amendment (Logan County) – Staff Report by Brad Bodenmiller

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Chad Flowers – City of Marysville Planning
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Vince Papsidero – City of Dublin Planning Director
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC



Staff Report – Village Neighborhood Section 3

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@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 the Village Neighborhood, Section 3 – Preliminary Plat.
Location:	Located east of Hyland-Croy Road and north of Ravenhill Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 31.314 acres of land and 118 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 6.297 acres of right-of-way○ 19.548 acres of single-family residential lots○ 5.469 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water system○ Jerome Village collection and City of Marysville public sanitary waste treatment <p>Prior Action:</p> <ul style="list-style-type: none">○ Another design/iteration of this Plat was reviewed between October 2017 and March 2018. Ultimately, it was withdrawn. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Union County Engineer's Office submitted comments in a letter dated 01-05-19. The Engineer's Office recommended approval subject to conditions. <u>Some</u> of those comments, to be addressed in the Construction Drawings or resolved as indicated, are
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Staff Report – Village Neighborhood Section 3

listed below and summarized for reference. (Please refer to letter for all comments.)

1. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
2. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
3. Ensure street names are labeled for all street names visible on each individual sheet.
4. Provide a stormwater management report for review.
5. Provide all off road paths or trails, along with all development fencing locations within the construction drawings.
6. Label the concrete pad and pull off area in the middle of Chickasaw Way.
7. Sheet 8: Expand the easement area to eliminate the small non-easement area between storm structure #27 and #87.
8. Sheet 10: Revise location of storm structure #89 and #90 annotation to clarify location of structure.

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

- No comments received as of 01-02-19.

• **Union County Health Department**

- No comments received as of 01-02-19. Standard comments from the Health Department are below:
 1. "All efforts should be made to provide a point of connection (via easements and/or services 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 (STS)."
 2. "Any home, business, or other structure that is currently being serviced by a private 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 time during development of the subdivision a PWS (well, cistern, etc.) or STS is



Staff Report – Village Neighborhood Section 3

found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS."

- **City of Marysville**

- The City emailed on 12-31-18. Those comments are listed below:
 1. All existing waterline service lines that will remain unused shall be abandoned per the City of Marysville standards. These service lines shall be labeled on the final engineering plans.

- **Jerome Township**

- No comments received as of 01-02-19.

- **ODOT District 6**

- No comments received as of 01-02-19.

- **Ohio Edison**

- No comments received as of 01-02-19.

- **LUC Regional Planning Commission**

1. Sheet 3: It looks like easement lines from the adjacent VN-4 subdivision drawing are showing-up on this VN-3 plat. Is this intentional? The line types are different and the resulting easement areas are confusing in four places: Where the three roadways intersect with VN-4 and in the northeast corner of the plat at Lot 1. This may also be throwing-off roadway centerline lengths closest to VN-4. Please review (§313 12.).
2. Sheet 3: General Development Summary reads 5.469 acres of open space. Please review and sum the open space acreages under each DOS label. Are the sums the same (§313, 16.)?
3. Label easements and widths. Easements for water and sewer must be a minimum for 20' and 10' for other utilities (§313, 12.; §414).
4. 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.).



Staff Report – Village Neighborhood Section 3

	5. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).
Staff Recommendations:	Staff recommends APPROVAL of Village Neighborhood, Section 3 – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies 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:	



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

Have **ALL** Sketch Plan review letters been obtained? _____ (Engineer, SWCD, Board of Health)

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____

Number of proposed units: _____ Typical lot area (sq. ft.): _____

Single Family Units: _____ Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____

9676 E. Foundry St, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Recreation facilities to be provided: _____

Do you propose deed restrictions? (If yes, attach a copy): Yes ____ No ____

1. Proposed method of Supplying Water Service: _____

2. Proposed method of Sanitary Waste Disposal: _____
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: _____
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
e.	_____	_____	_____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"		
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
3	Location by section, range, and township or Virginia Military Survey (VMS).		
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.		
5	Date of survey.		
6	Scale of the plat, north point, and date.		
7	Boundaries of the subdivision and its acreage.		
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.		
10	Zoning classification of the tract and adjoining properties.		
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.		
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.		
13	Layout, names and widths of proposed streets and easements.		
14	Building setback lines with dimensions.		
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.		
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.		
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
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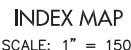
Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.		
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval. N/A		
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval. N/A		
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

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East Liberty, Ohio 43319

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• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

VILLAGE NEIGHBORHOOD SECTION 3

VIRGINIA MILITARY SURVEY (VMS) 3005
JEROME TOWNSHIP, UNION COUNTY, OHIO



1	COVER SHEET
2	TYPICAL SECTION
3	PRELIMINARY PLAT
4	COMPOSITE UTILITY PLAN
5-10	PRELIMINARY STREET PLAN & PROFILE
11	EXISTING CONDITIONS PLAN
12	PRELIMINARY GRADING PLAN
13	STORMWATER MANAGEMENT PLAN
14	EROSION & SEDIMENT CONTROL PLAN

UCFO	ODOT	COM
DWG. NO.7	BP-3.1	WTR-03
	CB-1.1	WTR-04
	CB-1.2	WTR-06
CQC	CB-1.3	WTR-09
2319	CB-1.4	WTR-18
	MH-1.1	WTR-23
	MH-1.2	WTR-25
		WTR-26
		WTR-27



DESCRIPTION	EXISTING PARCEL ID NUMBER	BOUNDARY SURVEY DATE
WILLIAM MILLER	1700100150010	3/13/2006
WEEKS	1700100140000	11/07/2006

TOTAL AREA (ACRES)	PROPOSED	ZONED
OPEN SPACE	31.314	31.3
RIGHT-OF-WAY	5.469	5.4
LOTS	6.297	
	19.548	
NUMBER OF LOTS	118	-
52' FRONTAGE	118	-
DENSITY (UNITS/ACRE)		
GROSS (# UNITS/TOTAL AREA)	3.768	3.930
NET (# UNITS/LOT AREA)	6.036	-
SETBACKS	52'	
FRONT YARD (FROM R/W)	20'	
REAR YARD	5'	
SIDE YARD	5'	

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

JEROME VILLAGE
JEROME VILLAGE COMPANY, LLC
ATTN: GARY NUSS
375 N. FRONT STREET
COLUMBUS, OH 43215
P: 614-857-2334
F: 614-857-2346

AMERICAN LAND SURVEYORS, LLC.
ATTN: JON (BRETT) ADCOCK
1346 HEMLOCK COURT
LANCASTER, OHIO 43130
P: 614-837-0800
F: 740-415-6599

DATE _____

THE UNION COUNTY SIGNATURES ON THIS PLAN SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSE AND LOCATION OF THE PROPOSED IMPROVEMENTS. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

DATE _____

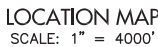
THE CITY OF MARYSVILLE SIGNATURES ON THIS PLAN (BELOW) SIGNIFY ONLY CONCURRENCE WITH THE GENERAL PURPOSES AND GENERAL LOCATION OF THE PROPOSED IMPROVEMENTS. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER WHO PREPARED AND CERTIFIED THESE PLANS.

DATE _____

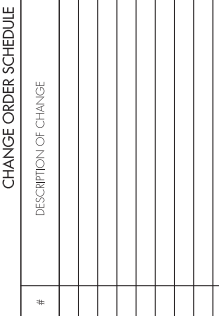
DATE _____

DATE _____

DATE _____



THIS IS TO CERTIFY THAT SOUND ENGINEERING PRACTICES HAVE BEEN UTILIZED IN THE DESIGN OF THIS PROJECT AND THAT ALL MINIMUM STANDARDS, AS DELINEATED IN THE UNION COUNTY "TECHNICAL DESIGN STANDARDS" AND "SUBDIVISION REGULATIONS" AND THE CITY OF MARYSVILLE "WATER DIVISION SPECIFICATIONS" HAVE BEEN MET. ADDITIONALLY, THE DESIGN INCLUDES STANDARDS GREATER THAN THE MINIMUM WHERE, IN MY OPINION, THEY ARE NECESSARY FOR PROTECTION OF THE SAFETY OF THE PUBLIC. ANY VARIANCES TO THE ABOVE STANDARDS ARE CONSISTENT WITH SOUND ENGINEERING PRACTICES AND ARE NOT DETRIMENTAL TO THE PUBLIC SAFETY AND CONVENIENCE. ANY VARIANCE UTILIZED HAS BEEN LISTED ON THESE PLANS AND HAVE BEEN APPROVED BY UNION COUNTY AND THE CITY OF MARYSVILLE.



Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | **F:** 614.385.1085 | **E:** info@terrainevolution.com

EROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

THE NEIGHBORHOOD SECTION 3

COVER SHEET

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

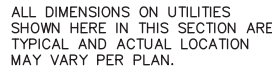
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DGR	DGR	J

PROJECT NO.: 18-036

DATE: 05/05/2020 00:10

SCALE:
HORIZONTAL: 1" = 1'
VERTICAL: N/A

SHEET NO.: 1 / 14



- ① ITEM 204, SUBGRADE COMPACTION
- ② ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER
- ③ ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
- ④ ITEM 659, SEEDING & MULCHING
- ⑤ ITEM 608, 4" CONCRETE SIDEWALK
- ⑥ ITEM 448, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22
- ⑦ ITEM 448, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22
- ⑧ ITEM 304, 4" AGGREGATE BASE
- ⑨ ITEM 301, 6" BITUMINOUS AGGREGATE BASE COURSE
- ⑩ ITEM 407, TACK COAT (0.075 GAL/SY)
- ⑪ ITEM 408, PRIME COAT (0.50 GAL/SY)

- ① ITEM 204, SUBGRADE COMPACTION
- ② ITEM 609, STANDARD CONCRETE COMBINED CURB & GUTTER
- ③ ITEM 605, 4" PIPE UNDERDRAIN W/NO.8 OR NO.57 STONE
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- ⑪ ITEM 408, PRIME COAT (0.50 GAL/SY)

GRAPHIC SCALE

(IN FEET)
1 inch = 5 ft.

[illegible]

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD
SECTION 3

TYPICAL SECTIONS

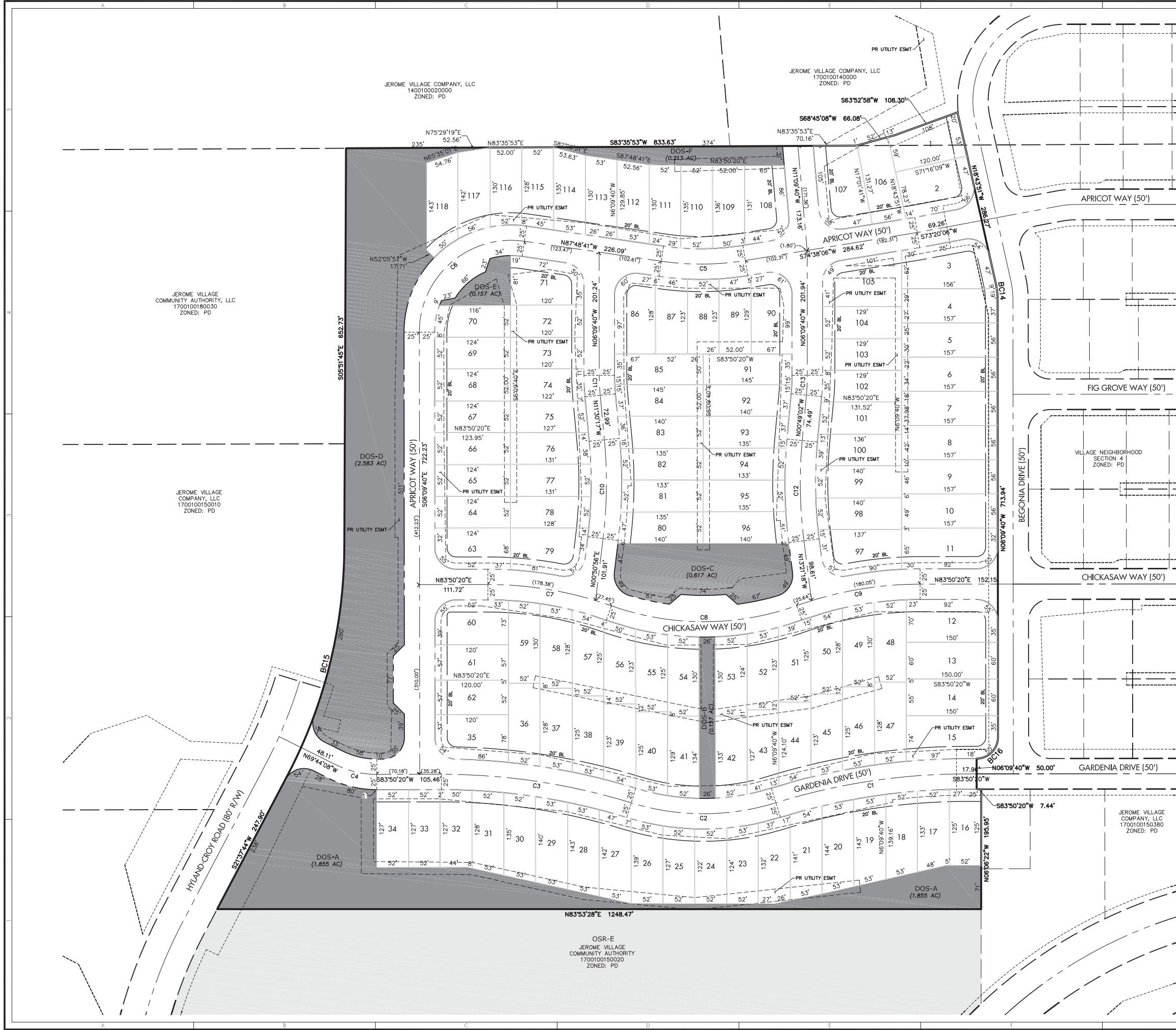
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DGR	DGR	JPW
PROJECT NO.: 18-036		
DATE: DECEMBER, 2018		
SCALE:		
HORIZONTAL:		1" = 5'
VERTICAL:		N/A

SHEET NO.: 2/14

\\18\8-036\DWG\04-Engineering\Street Plans\1803-0-GN&DET.dwg by dlfine on 12/11/2018 @ 01:28 pm - © Tensin Engineering Inc.



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

DEDICATED OPEN SPACE

OPEN SPACE RESERVE

RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1050.00'	17°10'41"	314.80'	S75°15'00"W	313.63'
C2	400.00'	34°22'02"	239.93'	S83°50'49"W	236.35'
C3	1050.00'	17°11'21"	315.01'	N87°33'59"W	313.83'
C4	150.00'	26°25'32"	69.18'	N82°56'54"W	68.57'
C5	450.00'	17°33'14"	137.87'	S83°24'43"W	137.33'
C6	150.00'	98°20'59"	257.48'	S43°00'50"W	227.01'
C7	600.00'	19°39'20"	205.83'	S86°20'00"E	204.82'
C8	450.00'	39°17'51"	308.64'	N83°50'45"E	302.63'
C9	600.00'	19°38'31"	205.69'	N74°01'05"E	204.68'
C10	750.00'	12°21'13"	161.71'	N5°19'41"W	161.40'
C11	350.00'	5°20'37"	32.64'	N8°49'58"W	32.63'
C12	750.00'	12°32'16"	164.12'	N7°05'10"W	163.79'
C13	350.00'	5°20'37"	32.64'	N3°29'21"W	32.63'

PROJECT BOUNDARY CURVE TABLE				
CURVE #	RADIUS	Δ	LENGTH	TANGENT
BC14	125.00'	12°34'12"	27.42'	13.77'
BC15	804.00'	27°29'30"	385.77'	196.68'
BC16	35.00'	90°00'00"	54.98'	35.00'

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	PROPOSED	ZONED
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DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

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JEROME VILLAGE

VILLAGE NEIGHBORHOOD SECTION 3

PRELIMINARY PLAT

JEROME TOWNSHIP UNION COUNTY, OHIO

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

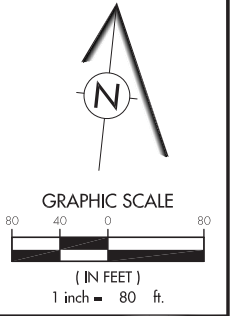
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DATE: DECEMBER, 2018

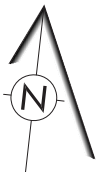
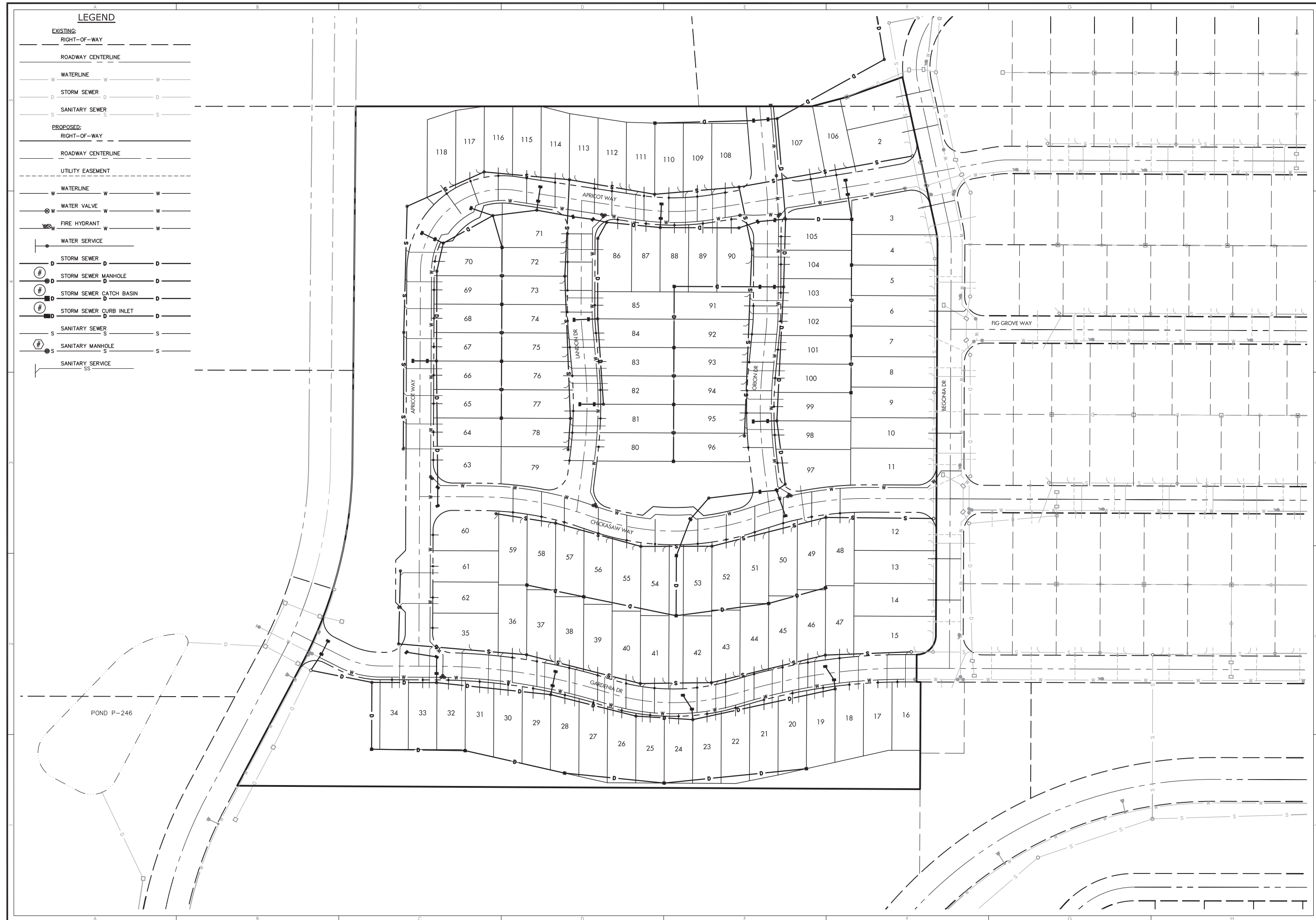
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VERTICAL: N/A

SHEET NO.: 3/14

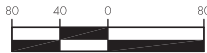


CHANGE ORDER SCHEDULE		DESCRIPTION OF CHANGE									
DATE	BY										

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GRAPHIC SCALE



(IN FEET)

1 inch = 80 ft.

[illegible]

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

NEIGHBORHOOD
SECTION 1.2

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

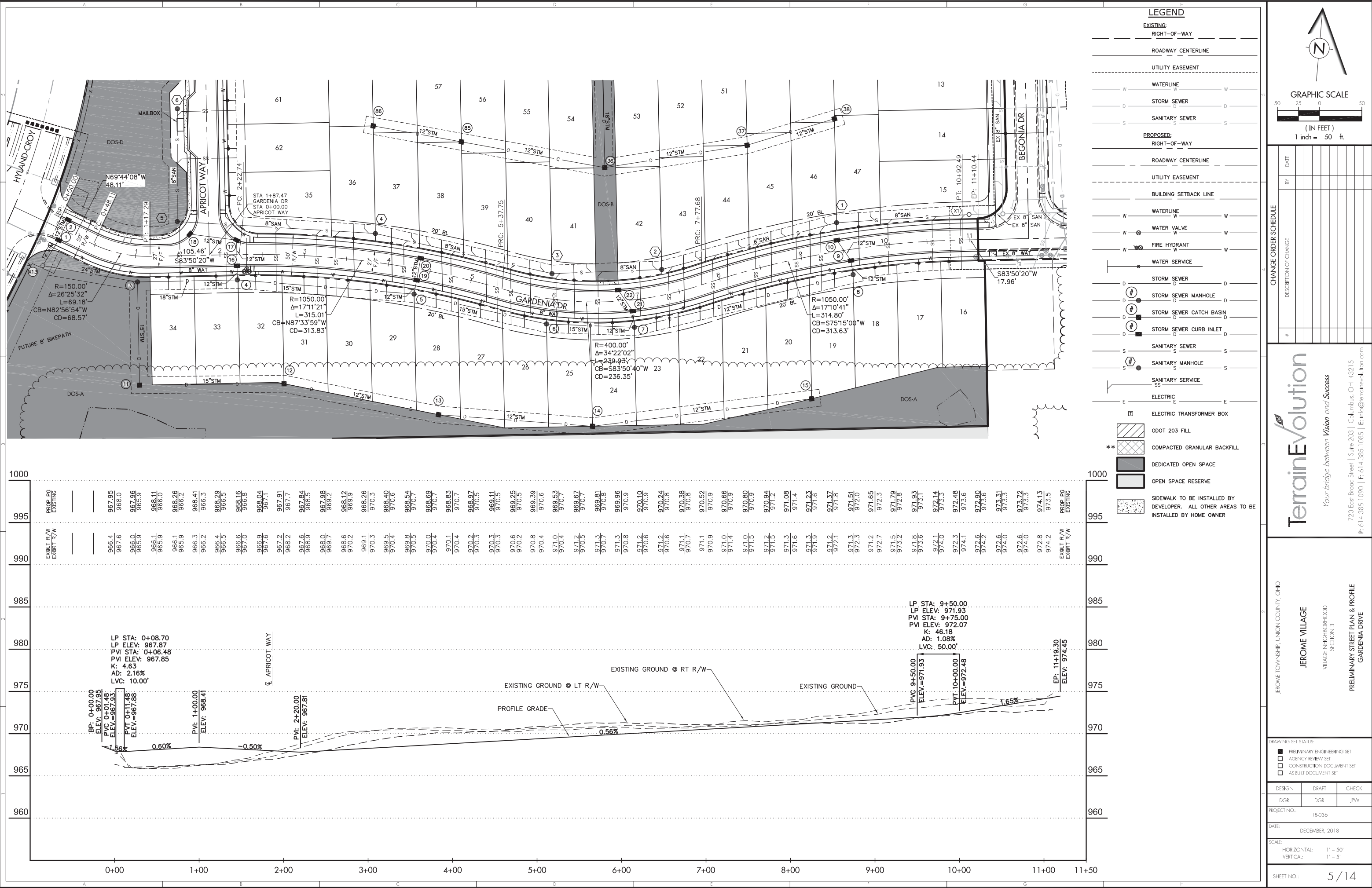
PROJECT NO.:	18-036
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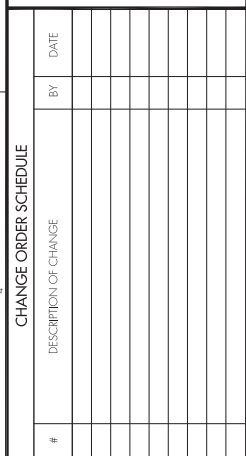
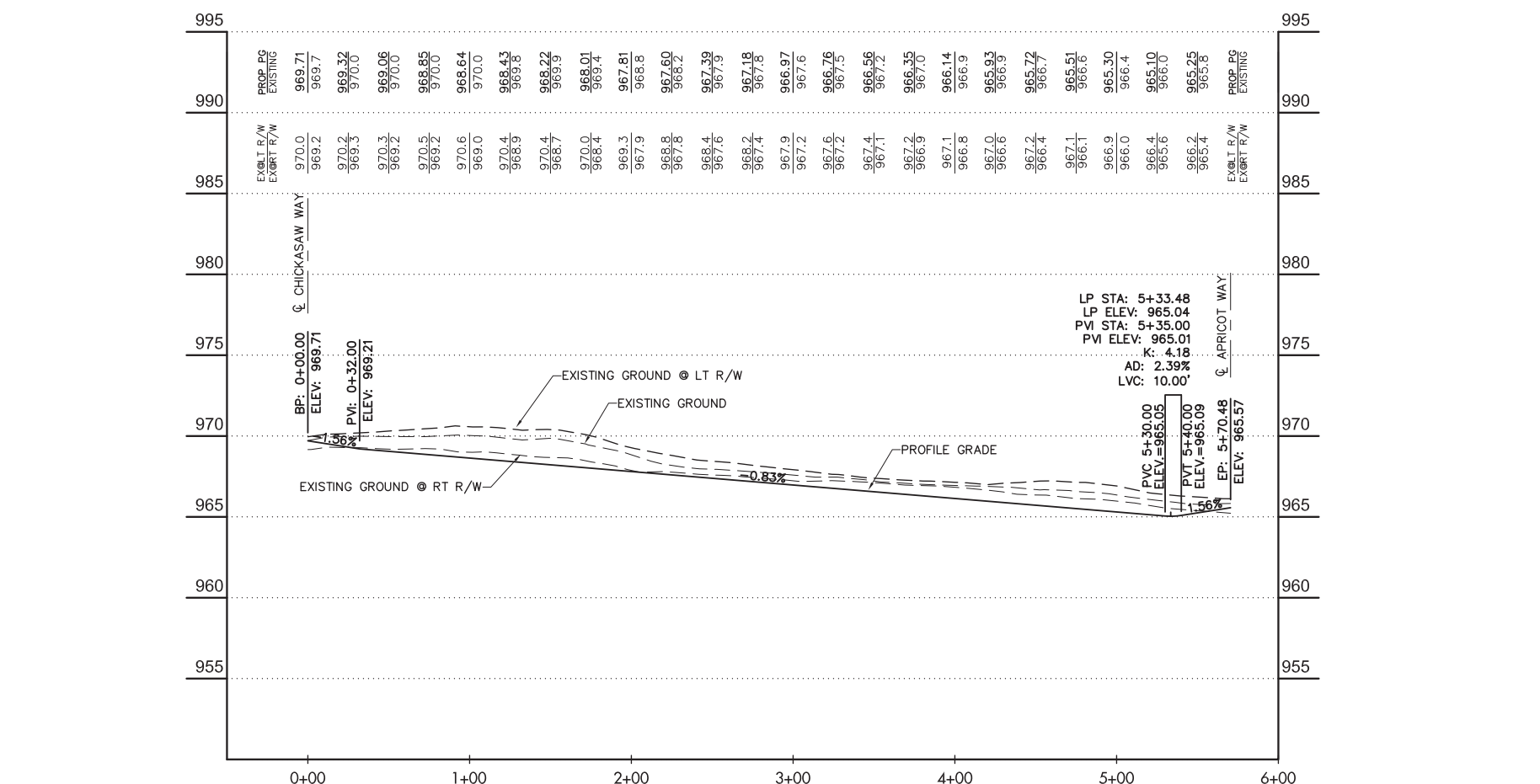
DATE: DECEMBER, 2018

SCALE:

HORIZONTAL:	1" = 80'
VERTICAL:	N/A

SHEET NO.: 4/14





JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

VILLAGE NEIGHBORHOOD

SECTION 3

PRELIMINARY STREET PLAN & PROFILE

LANDON DRIVE

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JFW

PROJECT NO.:

18-036

DATE:

DECEMBER, 2018

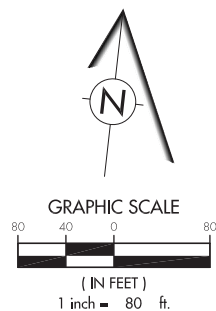
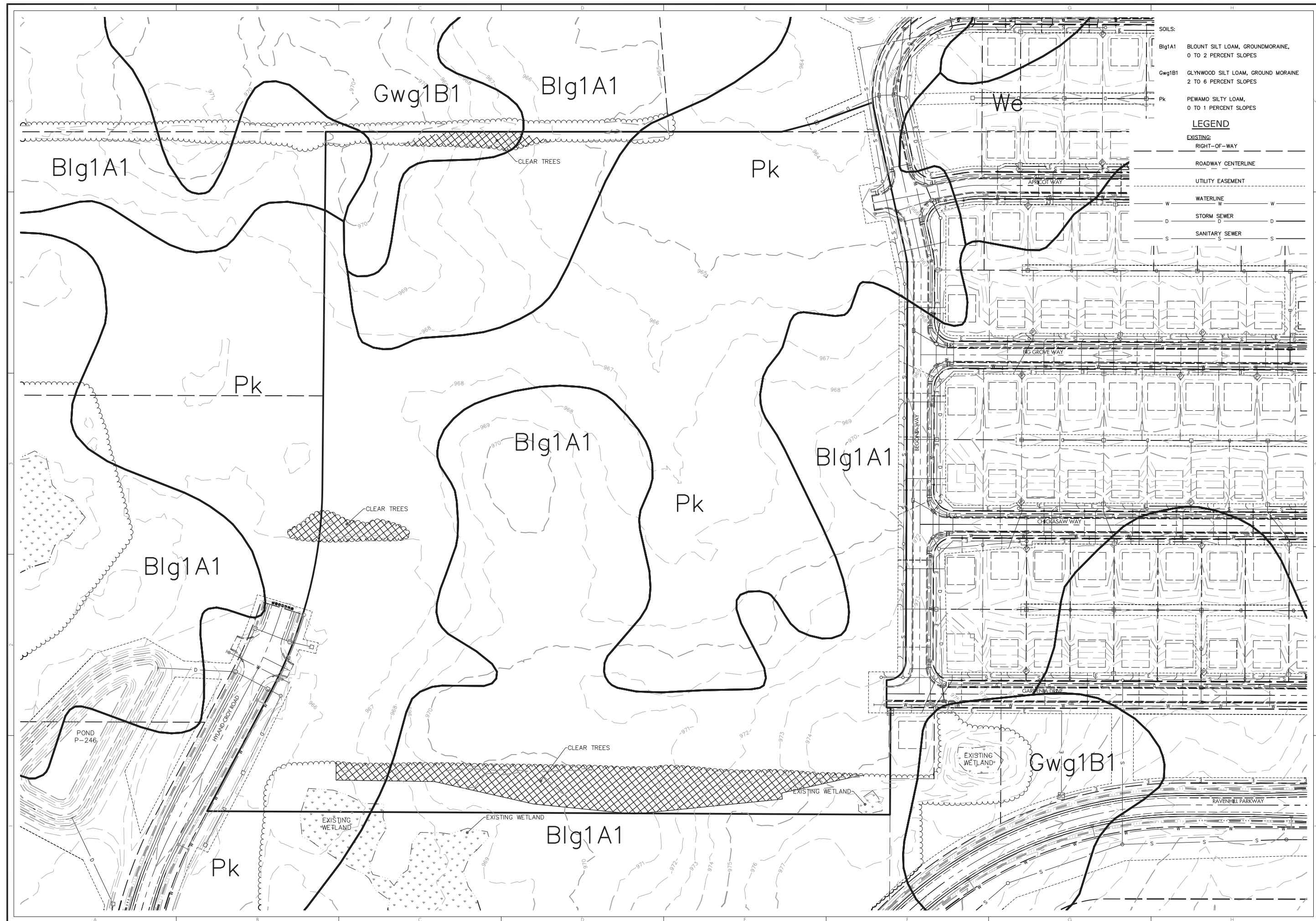
SCALE:

HORIZONTAL:
1" = 50'

VERTICAL:
1" = 5'

SHEET NO.:

9/14

[illegible]

TerrainEvolution
Your bridge between Vision and Success

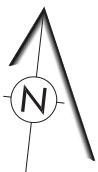
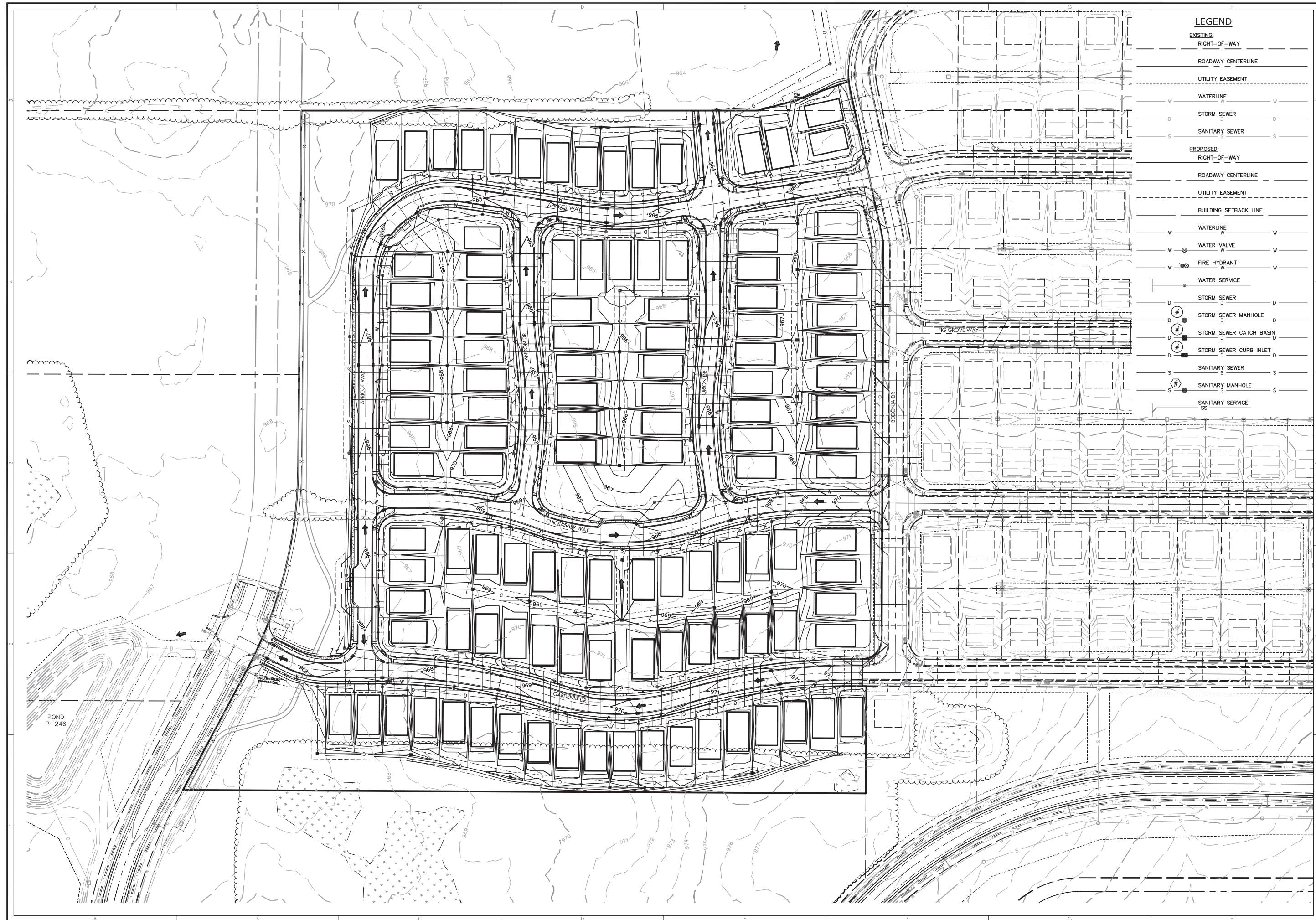
TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

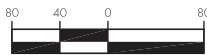
VILLAGE NEIGHBORHOOD
SECTION 3

EXISTING CONDITIONS

DRAWING SET STATUS:		
<input checked="" type="checkbox"/>	PRELIMINARY ENGINEERING SET	
<input type="checkbox"/>	AGENCY REVIEW SET	
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET	
<input type="checkbox"/>	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 18-036		
DATE: DECEMBER, 2018		
SCALE:		
HORIZONTAL:	1" = 80'	
VERTICAL:	N/A	
SHEET NO.: 11/14		



GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

[illegible]

TerrainEvolution

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@termainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

NEIGHBORHOOD
SECTION 3

COMPOSITE PRELIMINARY GRADING PLAN

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.:	18-036
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DATE: DECEMBER, 2018

SCALE:
HORIZONTAL: 1" = 8'
VERTICAL: N/A

SHEET NO.: 12/14

December 12, 2018

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

RE: Village Neighborhood Section 3 (VN-3) Preliminary Plat

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, acknowledges the existence of Pewamo soils within the development area of VN-3. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are in a farm field which has been tiled to allow the field to drain adequately for farming operations. The development will install storm sewer drainage system to provide adequate drainage to the area developed.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for single family and multifamily residential. Providing adequate drainage system to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

Please feel free to contact me if you have any questions a (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager



**County Engineer
Environmental Engineer
Building Department**

233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility

16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost

190 Beatty Avenue
Richwood, Ohio 43344

January 5, 2019

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Re: Village Neighborhood, Section 3 – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on December 21, 2018. We recommend it be approved with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings, or resolved as indicated.

1. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
2. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
3. Ensure street names are labeled for all street names visible on each individual sheet.
4. Provide a stormwater management report for review.
5. Provide all off road paths or trails, along with all development fencing locations within the construction drawings.
6. Label the concrete pad and pull off area in the middle of Chickasaw Way. It appears this is a group mailbox pad, similar to along Apricot Way.
7. Provide detailed construction drawings to private utility providers.
8. Intersection sight distance exhibit will be required for the intersection of Hyland-Croy Road and Gardenia Drive.
9. Sheet 8 – Expand the easement area to eliminate the small non-easement area between storm structure #27 and storm structure #87.
10. Sheet 10 – Revise location of storm structure #89 and #90 annotation to clarify location of structure.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3165.



Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer

Brad Bodenmiller

From: Kyle Hoyng <khoyng@marysvilleohio.org>
Sent: Monday, December 31, 2018 1:52 PM
To: Brad Bodenmiller
Cc: Jeremy Hoyt
Subject: LUC Comments

Follow Up Flag: Follow up
Flag Status: Flagged

Brad,

How's everything going? Hope you had a Merry Christmas.

Here's the City's comments on the revised Village Neighborhood Section 3 Preliminary Plat:

- All existing waterline service lines that will remain unused shall be abandon per the City of Marysville standards. These service lines shall be labeled on the final engineering plans.

Let me know if you have any questions. Have a Happy New Year.

Kyle Hoyng, P.E.

Assistant City Engineer

City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040
(937)645-7376 (office)
(937)645-7351 (fax)
khoyng@marysvilleohio.org





Logan-Union-Champaign regional planning commission

Staff Report – Jerome Township Zoning Amendment

Jurisdiction:	Jerome Township Zoning Commission c/o Anita Nicol 9777 Industrial Parkway Plain City, OH 43064 (614) 873-4480 ext. 102
Request:	<p>The Zoning Commission received an application to rezone a three parcels (12.98 acres) from Medium Density Residential District (MDR) to Local Business District (PD).</p> <p>Parcel(s) involved (pp. 2 of Development Text):</p> <ul style="list-style-type: none"> ○ 1400060110000 (1.68 acres) ○ 1400060111000 (3.18 acres) ○ 140006011200 (only +/- 12.98 acres of existing parcel to be rezoned) <p>Acreage proposed to be rezoned:</p> <ul style="list-style-type: none"> ○ 12.98 <p>Existing use:</p> <ul style="list-style-type: none"> ○ “Previously used by an agricultural trucking company...under a long-standing conditional use. This previous business constructed a small office building, and a large garage / storage building on site.” <p>Proposed use:</p> <ul style="list-style-type: none"> ○ One existing single-family residence and the use of the property as the base of operations for a landscape services company. ○ “The applicant intends to re-habilitate and re-use the existing residence on site, renovate the existing office facility for the headquarters of his existing business, and utilize the large trucking barn / storage facility for the storage of materials and equipment associated with the daily operation of his business.”
Location:	<p>The parcels are west of US Hwy 42 and north of US Hwy 33. Each of the three parcels front Watkins-California Road and the rear of the large parcel abuts US Hwy 33.</p>
Staff Analysis:	<p>The Comprehensive Plan plans for this area to develop/rezone as Office / Research / Medical with High Density Residential on the other side of Watkins-California Road (Comp Plan, pp. 6-3). The purpose of the Office / Research / Medical District (ORM) District is to provide</p>



Logan-Union-Champaign regional planning commission Staff Report – Jerome Township Zoning Amendment

	<p>opportunities for higher density corporate offices or lower density professional, research, and medical uses as identified by the Comprehensive Plan (Zoning Resolution, pp. 4-27).</p> <p>The Zoning Resolution permits landscaping services as a conditional use in the Commerce District. Areas zoned Commerce District are located on the south side of US Hwy 33. According to the Zoning Resolution, the Commerce District is to provide opportunities for business uses consisting of warehouse and distribution, flex offices, commercial services, and light industry as identified in the Flex Office / Light Industrial section of the Comprehensive Plan (Zoning Resolution, pp. 4-37). Areas planned for Flex Office / Light Industrial in the Comprehensive Plan are generally located fronting Industrial Parkway (Comp Plan, pp. 6-14).</p> <p>Adjacent lands are currently zoned Rural Residential District (RU), Medium Density Residential District (MDR), and Local Retail District (LR). The RU District is intended to preserve rural character and provide for land suitable for very low density residences (Zoning Resolution, pp. 4-14). The MDR District is intended for more traditional single-family suburban developments (Zoning Resolution, pp. 4-22). The LR District is intended to allow retail uses that would draw residents within a three mile radius and typically includes grocery stores, smaller retail uses, and restaurants; these uses are typically more auto-oriented (Zoning Resolution, pp. 4-54).</p> <p>No property in this area of the Township is yet zoned ORM and none of the adjacent zoning districts permit landscaping services. It may be that development of ORM uses are far in the future. It may also be that landscaping services make sense of the LR District. Staff feels those changes should first be reflected, if warranted, through updates to the Comprehensive Plan or Zoning Resolution.</p>
Staff Recommendations	Staff recommends <i>DENIAL</i> of the proposed zoning amendment. This recommendation is because landscaping services are not permitted by the existing and adjacent zoning districts and because the proposal is contrary to the Comprehensive Land Use Plan in the Comprehensive Plan.



Logan-Union-Champaign
regional planning commission
Staff Report – Jerome Township Zoning Amendment

Z&S Committee Recommendations	
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Logan-Union-Champaign regional planning commission

Director: Dave Gulden

Zoning Parcel Amendment Checklist

Date: 12-20-18

Township: Jerome

Amendment Title: PD-18-129 CMDR to PD-Commercial office

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

December 20, 2018

David M. Gulden, Director
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear David Gulden:

This letter is to inform you of a Jerome Township Rezoning Amendment Application submitted to our office on December 20, 2018.

Application: PD-18-129

Name of Applicant: Landscapes by Terra

Rezoning: 14-00060110000 (1.68 acres), 14-0006011000 (3.18 acres) and 14-000601200 (8.12 acres)

Present Zoning: MDR

Proposed Zoning: PD - Commercial/Office

Public Hearing Date has been set for: January 28, 2019 at 7:00 p.m.

The Zoning Commission would like your comments regarding this rezoning before the public hearing date.

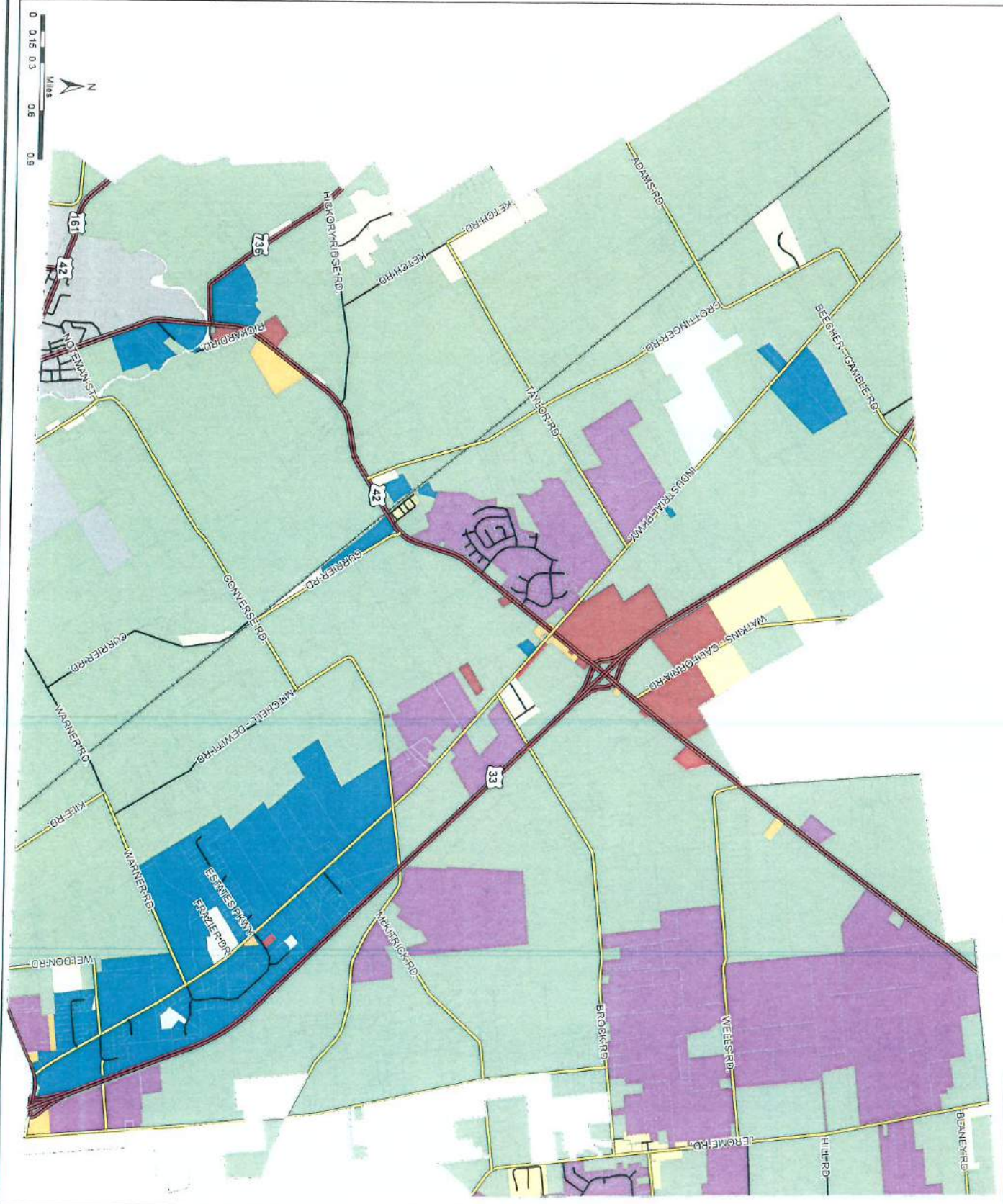
If you need further information, please feel free to contact our office.

Sincerely yours,



Anita Nicol
Zoning Clerk

Jerome Township Zoning Map



Logan-Union-Champaign
Regional Planning Commission
9676 E. Foundry St.
East Liberty, OH 43319
(937) 666-3431
Map Created: July 2004
Revised By Trustees: 20 April 2015
UPDATED by Zoning Officers: 5 Sep 2018

Jerome Roads

- US/State Highway
- County Highway
- Township Road
- Railroad

Jerome Zoning

- RU
- LDR
- MDR
- ORM
- LR
- RR
- COM
- PD
- SRE
- Plain City

AMENDMENTS

THIS IS TO CERTIFY THAT THIS
OFFICIAL ZONING MAP
SUPERSEDES AND REPLACES
THE OFFICIAL ZONING MAP
ADOPTED: December 2014

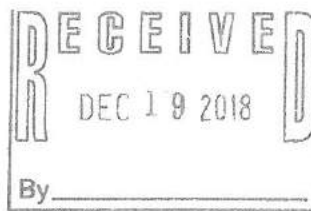
R.L. RHODES C.J. LOVEJOY

L.J. CRAFT DATE



Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064
Office (614) 873-4480
Fax (614) 873-8664



Application Form

PUD Zoning

Office Use Only:
Application #: PD 18-129 Date: 12-19-18
Fee: \$ 2500.00 Check #: 006372

Agent / Applicant Information:

Agent / Applicant Name: Terra Land Holdings LLC Date: 12-17-18
Mailing Address: 11515 Taylor Rd. Plain City, Ohio 43064
Email Address: jeff@terra.com Phone: (614) 873-6242

Property Information:

Property Address: 11315 Watkins California Rd. Marysville, Ohio 43040
Property Owner: Aaron & Shannon Boerger
Parcel ID # (s) #1400060110000, #1400060110000, #14000601200
(1.68 Acres) (3.18 Acres) (8.12 Acres)
Acreage: 12.98 Current Zoning: MDR Subdivision Name: N/A

PUD Zoning Information:

PUD Type Requested:

- ☐ Residential
☒ Commercial / Office
☐ Industrial
☐ Mixed-Use
☐ Modification of Existing PUD

Adjacent Land Uses:

North: Farmland
South: Farmland
East: Farmland
West: Farmland

Proposed Utilities:

- ☐ Public Sewer
☐ On-Site Sewer
☐ Public Water
☐ Private Well

The undersigned certifies that this application and the attachments thereto contain all the information required by the Zoning Resolution and that all information contained within this application is true and accurate to the best of his/her knowledge. Applicant hereby certifies that they have legal ownership or legal control over the property to be re-zoned and agrees to be bound by the provisions of the Jerome Township Zoning Resolution.

Agent / Applicant Signature: [Signature] Date: 12-17-18

Property Owner Signature (if different from the Applicant): [Signature]

The owner(s) of land, in requesting that the Zoning Resolution be amended to include such land in the PUD, shall file fifteen (15) paper copies, and one electronic copy, of the application, Zoning Plan, and Zoning Text for such amendment with the Jerome Township Zoning Commission. An application, to be accepted as complete, shall contain the following information:

1. Application form and supplementary information:

- ☐ name, address and telephone number of the owner and applicant;
- ☐ name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan;
- ☐ legal description of the property and the address of the property;
- ☐ description of existing uses;
- ☐ present zoning district;
- ☐ a vicinity map at a scale approved by the Zoning Commission showing the relationship of the PUD to the adjacent properties, existing streets and public service facilities in the area;
- ☐ a list of the names and addresses of all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list;
- ☐ a traffic study completed to the requirements of the Union County Engineer, OR, a letter from the Union County Engineer that a traffic study is not required for the proposed development; and
- ☐ any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment.

2. Zoning Plan

In addition to the application required herein, fifteen (15) copies of the proposed Zoning Plan shall be submitted with the application. The proposed Zoning Plan shall be prepared and endorsed by a qualified urban planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- ☐ Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.
- ☐ A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
- ☐ Concept site plan of the proposed planned district, and proposed layout of all subareas.
- ☐ Proposed densities, number of lots and dimension parameters, and building intensities.
- ☐ Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- ☐ Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- ☐ Relation to existing and future land use in surrounding area.
- ☐ Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- ☐ Proposed traffic and pedestrian circulation pattern, indicating both public and private streets or highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- ☐ An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.

- ☐ Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- ☐ Site plan, showing approximate nonresidential building locations(s), various functional use areas, circulation, and their relationship.
- ☐ General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- ☐ Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
- ☐ Projected schedule of site development.
- ☐ Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- ☐ Regulation Text for development in the proposed Planned Unit Development District. That text must set forth and define the uses to be permitted in the proposed Planned Unit Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PUD.

3. Zoning Text

This Regulation Text shall only apply to the PUD in question and all development within that PUD. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:

- ☐ A cover page including the name of the proposed development, name and contact information of the applicant, name and contact information of the applicants representative(s), the date of application and any revision dates thereafter, the townships application number, and signature lines for the township trustees.
- ☐ All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
- ☐ All maximum height and size requirements of buildings, mechanical areas and other structures.
- ☐ All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
- ☐ All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
- ☐ All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
- ☐ All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjoining areas.
- ☐ All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
- ☐ All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
- ☐ All exterior architectural design standards, including material, color and styles.
- ☐ A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan;
- ☐ Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- ☐ Accessory structure standards and limitations.

- ☐ Open space area, uses and structures, including proposed ownership and sample controlling instruments.
- ☐ Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- ☐ The Regulation Text should contain the following provision: All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

Jerome Township, Union County, Ohio

PD Re-Zoning Application and Zoning Plan Submittal

For:
11315 Watkins California Rd.

12.27.2018

Proposal By:



Contact: Jeff Stroupe
5965 Wilcox Place, Suite A
Dublin, Ohio 43016
614.873.6242

Prepared By:

G2 Planning + Design
Planning | Urban Design | Landscape Architecture

Contact: Gary Smith RLA | CLARB
G2 Planning and Design
720 E. Broad Street, Suite 200
Columbus, Ohio 43015
614.583.9230

Introduction

Jeff Stroupe, owner of Landscapes by Terra (the applicant), is a resident of the township and since the mid-1990's has operated his business in Jerome Township. Since opening, Landscapes by Terra has operated on a 2-acre portion of the Wesner Property at the southern end of Hyland-Croy Road. Over the last 20 years, the area surrounding their current location has seen significant residential growth on the properties surrounding the business, and increased traffic on Hyland-Croy Road. With the impending multi-family development of Jacquemin Farms bringing additional traffic/growth pressure, the applicant has begun exploring options to re-locate his business to an area less affected by growth and traffic.

When the property located at 11315 Watkins-California Road became available for sale, the applicant saw an opportunity to re-locate to a more isolated area, and keep his business in the township where he resides. The property is currently zoned Medium Density Residential (MDR) but was previously used by an agricultural trucking company, Custom Farm Fleet Services, under a long-standing conditional use. This previous business constructed a small office building, and a large garage / storage building on site. The re-use of this property, and the buildings that housed the previous business, would fit very well for the location / operation of the applicant's current landscape business. In addition, this location is surrounded by farmland. Only two farm residences exist nearby and, due to the lack of sewer infrastructure, this area will not be subject to additional growth pressure for some time. The applicant intends to re-habilitate and re-use the existing residence on site, renovate the existing office facility for the headquarters of his existing business, and utilize the large trucking barn / storage facility for the storage of materials and equipment associated with the daily operation of his business.

The applicant believes that, with adequate screening from US 33 and surrounding properties, his business can operate on the property in a way that is un-noticed and unobtrusive to the surrounding properties. As such, the applicant respectfully requests the township consider re-zoning the property for his specific use so that he may continue to operate his business in the township in which he resides.

Planned Development Text

The following Development Text identifies the minimum requirements to be established for the Planned Business Development on 11315 Watkins-California Road. The development text includes the original text from the application and from Section 500.08(3) in bold, and the responses to those specific requirements to form the basis for the re-zoning. Where the specific language of this text conflicts with the requirements established elsewhere in the Jerome Township Zoning Resolution, the specific language of this text will govern. Where the specific language of this text is silent, the requirements of the Jerome Township Zoning Resolution will apply.

a. Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.

The site is located on the west side of Watkins-California Road approximately 900' east of US 33, and nearly 1 mile north of the intersection of US 42 and Watkins-California Road. The property to be considered for re-zoning includes Parcel #'s 1400060110000 (1.68 acres), 1400060111000 (3.18 acres), and a portion of Parcel # 140006011200. A lot split will be filed with the County and the portion of the site to be re-zoned will total +/-12.98 acres as described herein by the legal description (exhibit A) and as shown on the Zoning Plan (exhibit D).

b. A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.

The use of the property will be limited to one (1) existing single-family residence, and the use of the property as the base of operations for a landscape services company.

c. Concept site plan of the proposed planned district, and proposed layout of all subareas.

The applicant proposes to re-use the existing site as previously used by the trucking company, and few exterior improvements are required by the applicant to support the new use. See attached site plan for the existing / proposed site layout (Exhibit D).

d. Proposed densities, number of lots and dimension parameters, and building intensities.

An approximately 3,000 square foot single-family residence, +/- 2,200 square foot office (48'x46'), and +/- 6,200 square foot garage / storage barn (40'x155') are existing and will remain on site. In addition, the applicant seeks to install a small portable structure to protect seasonal salt storage, and a potential shade structure for the protection of staged landscape materials. All structures shall be within the area screened with mounding and landscaping as identified on the zoning plan Exhibit D. Any new structures will be submitted for approval by the township within the Final Development Plan application.

e. Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.

No parks, playgrounds, schools, or other public facilities are planned for the property. Existing trees, and the existing topography, will not be disturbed by the applicant for the purpose of this application.

f. Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.

There are no existing streams on the property. There are existing trees surrounding the residence, and along the northern edge of the residential parcel, that will remain on site. The applicant will provide additional trees and buffering from adjacent properties and from US 33 to help soften the use and the view of the existing storage barn / garage as shown on the Proposed zoning plan Exhibit D.

g. Relation to existing and future land use in surrounding area.

Existing land uses are farmland on all 4 sides of the property and up and down Watkins-California Road. Only 2 residential farmsteads are located near the proposed use and are approximately 1000' and 1700' away from the property respectively.

Future land uses will most likely stay farmland for the foreseeable future given the lack of utility infrastructure on Watkins-California Road. It is anticipated that most growth north of US 42 will likely occur on the west side of US 33 along Industrial Parkway where utility infrastructure is readily available.

h. Proposed provision of water, sanitary sewers, surface drainage, and street lighting.

The property has been, and will continue to be, served by well and septic service. The applicant will work with the County Health Department to ensure that the existing facilities are adequate to meet the service needs of the property. If upgrades to the existing service are required to support the proposed use, the applicant will work with the Health Department to ensure that the appropriate additions are installed to meet their requirements.

Topography and drainage will remain the same as conditions exist today.

There are currently three (3) existing post lights which will remain on the property.

i. Proposed traffic and pedestrian circulation pattern, indicating both public and private streets or highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.

The site is currently served by two access points on Watkins-California Road. The northern access point serves the existing residence, and the southern access location served as the main access point for the previous trucking business. The applicant intends to maintain and utilize both access points in the same manner. No paths, trails, sidewalks, or off-site improvements are contemplated for this application.

j. An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.

No additional residential units or commercial structures are proposed with this application. Photographs of the existing structures can be found with the existing conditions, Exhibit B. No public improvements or open space are proposed with this application.

- k. Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.**

See attached site plan for the existing layout (exhibit C) and attached letter from the Union County Engineers for Preliminary Approval. No utility infrastructure is being constructed with this application.

- l. Site plan, showing approximate nonresidential building location(s), various functional use areas, circulation, and their relationship.**

See attached site plan for the existing layout (exhibit C) and landscape plan depicting various use areas on site (exhibit D).

- m. General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.**

The applicant will renovate and re-use the existing buildings constructed on site. In addition, the applicant seeks to install a small portable structure to protect seasonal salt storage, and a potential shade structure for the protection of staged landscape materials. All structures shall be within the area screened with mounding and landscaping as identified on the zoning plan Exhibit D. New structures will be submitted for approval by the township within the Final Development Plan application. The applicant proposes one small commercial sign supporting the business at the southern most entryway into the site as shown on Exhibit D. Proposed ground mounted sign shall meet the requirements for signs in the Commerce District, Section 445.09, and the signage requirements of Section 615 of the Jerome Township Zoning Resolution.

- n. Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.**

The use of this property will be controlled by the permissions and restrictions outlined in this development text and, where applicable, the Jerome Township Zoning Resolution. No subdivision or sale of the property is being contemplated and no deed restrictions are required.

- o. Projected schedule of site development.**

It is anticipated that all approvals needed would be obtained by spring of 2019 and the applicant intends to move into the property and begin re-locating the business from its current location on Hyland-Croy Road to this location immediately after approvals are issued. The applicant will install the required landscaping and screening immediately along with the bulk storage bins and other minor site improvements required to operate the business in an organized manner. A final Development plan will be filed specifying the final landscaping and the proposed shade structure and salt storage structure.

p. Evidence that the applicant has sufficient control over the land to carry out the proposed development.

The applicant has a purchase contract for the property. Copies of this contract can be made available for the Trustees review if needed.

q. Regulation text for development in the proposed Planned Development District. That text must set forth and define the uses to be permitted in the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PD.

This Regulation Text shall only apply to the Planned Development in question and all development within that Planned Development. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:

i. All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.

Front yard setback from
Watkins California:

56' from CL (Existing house).
150' from CL for all other structures.
120' from CL for all parking and circulation
areas (excluding driveways)

Rear yard setbacks:

100' from rear lot line for main structures,
accessory structures, and outdoor storage
areas

Side yard setbacks

40' Min. from existing and proposed side lot
lines to structures
20' Min. to gravel lot areas.

- ii. **All maximum height and size requirements of buildings, mechanical areas and other structures.**

30' maximum height -to peak of roof as measured from the ground to peak of roof. No building shall exceed 35' in height.

- iii. **All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.**

The existing gravel lot will be used for parking of employee / company vehicles, loading, and the staging of materials. No striping of designated parking or loading areas is anticipated with this application. The configuration of the existing gravel lot is indicated on the existing conditions plan, Exhibit C, and the zoning plan, Exhibit D.

- iv. **All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.**

The applicant intends to maintain the same use of the existing driveways as per the previous owner. No additional curb cuts, streets, or circulation is anticipated with this application.

- v. **All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.**

No sidewalks, trails, or bikeways are proposed with this application.

- vi. **All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjoining areas.**

See the Zoning Plan for proposed screening locations, materials, and installation sizes (Exhibit D). Landscaping shall be maintained in a healthy living state, and any dead plant materials shall be replaced with same/similar plant material in a timely fashion, in no instance longer than 1 year after the plant has died.

All outdoor parking, vehicle and equipment storage, and landscape material storage shall be screened from view of US 33 and from adjacent properties as indicated on the Zoning Plan, Exhibit D

Trash shall be handled by private trash hauler, and trash containers shall be located inside the main garage or near the main garage far from view of the street and adjacent properties.

vii. All proposed signage including height, setback, square footage and colors.

The applicant proposes one commercial sign supporting the business at the southern most entryway into the site. The proposed sign will be re-located from the current property located on Hyland-Croy Road and shall meet the requirements for signs in the Commerce District, Section 445.09, and the signage requirements of Section 615 of the Jerome Township Zoning Resolution in regards to height, setback, and square footage.

viii. All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.

Aside from the three (3) existing pole mounted area lights located in the areas indicated on the plan, no additional site lighting is proposed for the property.

ix. All exterior architectural design standards, including material, color and styles.

The applicant intends to re-use the existing structures on site as originally designed and for their original intended purpose. The character of the existing structures are shown on the Existing Conditions, Exhibit B. Additional structures, if desired by the applicant in the future to support the continued growth of the business, shall be approved by the township through an amendment to the Development Plan as outlined in Section 500.09(6) of the Jerome Township Zoning Resolution. Architectural character of future accessory structures, if desired by the applicant, shall match or exceed the character of the existing structures, and shall be subject to the review and approval of the Jerome Township Zoning Commission through the filing of an amended Development Plan.

x. A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the Zoning Plan or this zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.

Uses permitted shall be limited to one (1) Single-Family Residence as it exists in its current location, and the use of the balance of the property to support the operation of a Landscape Construction & Maintenance Business.

including the office functions of the business, and the storage & staging of materials and equipment related to the business.

xi. Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.

Minimum Lot Size, Lot Area, and Lot Frontage are as indicated on the Zoning Plan, Exhibit D, and are not intended to be further subdivided. The existing residence is located approximately 56' from the centerline of Watkins-California Road. All other structures shall be set back a minimum of 150' from the centerline of Watkins-California Road. Aside from driveways, all other parking and circulation areas, and gravel lots, shall be set back a minimum of 120' from the centerline of Watkins California Road. Rear yard setbacks shall be 100' for main structures, accessory structures, and outdoor storage areas. Side yard setbacks shall be 40' for main structures, accessory structures, and outdoor storage areas, and 20' for parking and circulation areas.

No more than 40% of the lot shall be covered with main structure and gravel circulation areas.

xii. Accessory uses and/or structure standards and limitations.

The applicant intends to utilize the existing structures as constructed for the operation of his business. In addition, the applicant seeks to install a small portable structure to protect seasonal salt storage, and a potential shade structure for the protection of staged landscape materials. All structures shall be within the area screened with mounding and landscaping as identified on the zoning plan Exhibit D and shall meet the setback requirements listed herein. Architectural character of future accessory structures, if desired by the applicant, shall match or exceed the character of the existing structures, and shall be subject to the review and approval of the Jerome Township Zoning Commission through the filing of a Final Development Plan.

xiii. Open space area, uses and structures, including proposed ownership and sample controlling instruments.

There are no public or community open spaces being developed with this application.

xiv. Any other regulatory area or matter deemed necessary or relevant by the Zoning commission.

None applicable

- xv. **The Regulation Text should contain the following provision: All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.**

All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

Daniel Gamble
149 Squires Court
Powell, Ohio 43065

Kauffman Family Farm, LLC
11484 Watkins California Road
Marysville, Ohio 43040

Schrader 10944, LLC
11484 Watkins California Road
Marysville, Ohio 43040

Aaron & Shannon Boerger
11315 Watkins California Road
Marysville, Ohio 43040

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

11.2960 Acre Tract Surveyed for Aaron Boerger

The following described 11.2960 acre tract is situated in the State of Ohio, Union County, Jerome Township, VMS 3475, being part of a 34.646 acre tract (Parcel 1400060112000, Tract Two, 39.512 original acres) and all of a 3.182 acre tract (Parcel 1400060111000, Tract Three) both conveyed to Aaron L and Shannon M Boerger, Trustee by Instrument Number 201811160009138, and being more particularly described as follows:

Commencing at a monument box found at the centerline intersection of US Route 42 and Watkins-California Road (County Road 22, 60 feet right-of-way);

Thence, with the centerline of Watkins-California Road with the following three courses:

- 1) North 32° 42' 45" West a distance of 1694.78 feet to an iron pin found;
- 2) North 32° 46' 04" West a distance of 2003.95 feet to a railroad spike found at the East corner of said 34.646 acre tract
- 3) North 32° 43' 07" West a distance of 586.26 feet to a railroad spike found at the East corner of said 3.182 acre tract and being the **True Point of Beginning**;

Thence, across said 34.646 acre tract with the following two new courses:

- 1) **South 56° 58' 38" West**, passing iron pin and cap set at 25.00 feet, a total distance of **883.66 feet** to an iron pin and cap set;
- 2) **North 33° 01' 22" West** a distance of **596.49 feet** to an iron pin and cap set in the Southeast line of an 84.181 acre tract conveyed to Schrader 10944 LLC by Official Record 674 page 723;

Thence, with the Southeast line of said 84.181 acre tract, **North 56° 58' 38" East**, passing a bent 3/4 inch diameter iron pipe found at the South corner of a 25 acre tract conveyed to Kauffman Family Farms LLC by Instrument Number 201710040008292 at 766.27 feet, passing a 3/4 inch diameter iron pipe found at 1037.75 feet, a total distance of **1071.41 feet** to a railroad spike found in the centerline of Watkins-California Road;

Thence, with the centerline of Watkins-California Road with the following two courses:

- 1) **South 06° 19' 47" East** a distance of **212.15 feet**, to a railroad spike found at the point of curvature of a curve;
- 2) with a curve to the left, having a **radius of 867.19 feet**, an **arc length of 5.96 feet**, a Delta angle of 0° 23' 37", degrees of curvature of 6° 36' 25", and a chord which bears South 06° 32' 13" East a distance of 5.96 feet to a railroad spike found at the North corner of a 1.684 acre tract conveyed to Aaron L and Shannon M Boerger, Trustee by Instrument Number 201811160009138;

Thence, with the line between said 1.684 acre and 34.646 acre tracts, **South 60° 37' 18" West**, passing an iron pin and cap set at 36.97 feet, a total distance of **314.11 feet** to an iron pin and cap set at the Northeast corner of said 3.182 acre tract;

Thence, with the line between said 1.684 acre and 3.182 acre tracts with the following two courses:

- 1) **South 29° 22' 42" East** a distance of **277.80 feet** to an iron pin and cap set;
- 2) **North 55° 49' 20" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at 221.24 feet, a total distance of **251.58 feet** to a railroad spike found in the centerline of Watkins-California Road;

Thence, with the centerline of Watkins-California Road with the following two courses:

- 1) with a curve to the left, having a **radius of 867.19 feet**, an **arc length of 127.79 feet**, Delta angle of 8° 26' 35", degrees of curvature of 6° 36' 25", and a chord which bears South 28° 29' 50" East a distance of 127.67 feet to a railroad spike found at the point of tangent;

- 2) **South 32° 43' 07" East** a distance of **22.14 feet** returning to the **True Point of Beginning**, containing **11.2960 Acres** more or less, of which 8.1148 acres more or less is part of said 34.646 acre tract and 3.1812 acres more or less is all of said 3.182 acre tract.

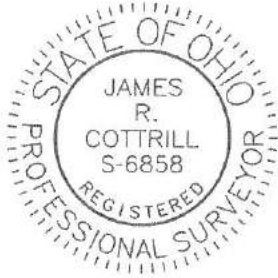
Bearings are based on a GPS observation on December 6, 2018, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

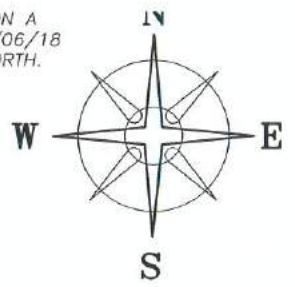
This description is based on a field survey performed December 6, 2018, by James R. Cottrill, PS registration #6858. (Job #S181120-11.2960)

James R. Cottrill, PS



FEMA INFORMATION
FLOOD ZONE "X"
MAP 39159C0390D (DATED 12/16/2008)

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/06/18
WGS 1984 GEODETIC NORTH.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	867.19'	5.96'	5.96'	S 06°32'13" E	0°23'37"	6°36'25"
C2	867.19'	127.79'	127.67'	S 28°29'50" E	8°26'35"	6°36'25"
C3	867.19'	265.50'	264.47'	S 15°30'17" E	17°32'31"	6°36'25"

DEED REFERENCE
AARON L & SHANNON M
BOERGER, TRUSTEE
INSTR No. 201811160009138
PARCEL No. 1400060112000
① 34.646 ACRES
39.512 ORG. ACRES - TRACT TWO
PARCEL No. 1400060111000
② 3.182 ACRES
TRACT THREE

ADJOINER DEED REFERENCE
AARON L & SHANNON M
BOERGER, TRUSTEE
① INSTR No. 201811160009138
1.684 ACRE - TRACT ONE
OHIO DEPARTMENT OF HIGHWAYS RIGHT-OF-WAY PLANS
UNI-33-12.04 SHEET 38

Exhibit 'A'

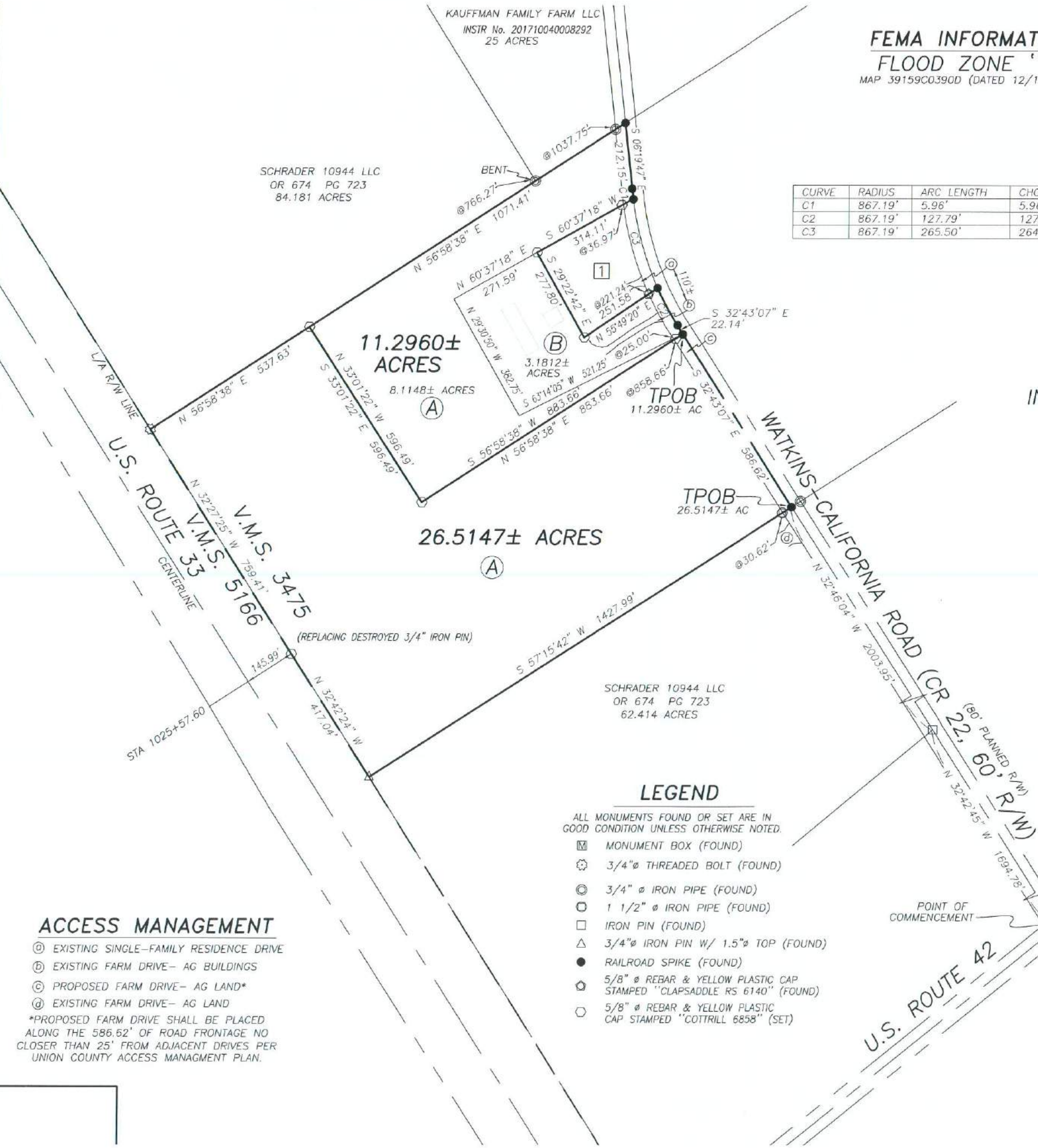


I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
DATE: _____

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

11.2960± & 26.5147± ACRES
VMS 3475, JEROME TOWNSHIP,
UNION COUNTY, STATE OF OHIO.
SURVEYED FOR AARON BOERGER

SCALE : 1" = 200'
200' 100' 0
JOB No. S181120
SURVEYED 12/2018
CREW: MW
OWN BY: NC



ACCESS MANAGEMENT

- ① EXISTING SINGLE-FAMILY RESIDENCE DRIVE
 - ② EXISTING FARM DRIVE- AG BUILDINGS
 - ③ PROPOSED FARM DRIVE- AG LAND*
 - ④ EXISTING FARM DRIVE- AG LAND
- *PROPOSED FARM DRIVE SHALL BE PLACED
ALONG THE 586.62' OF ROAD FRONTAGE NO
CLOSER THAN 25' FROM ADJACENT DRIVES PER
UNION COUNTY ACCESS MANAGEMENT PLAN.

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☐ MONUMENT BOX (FOUND)
 - ⊙ 3/4" Ø THREADED BOLT (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ⊙ 1 1/2" Ø IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - △ 3/4" Ø IRON PIN W/ 1.5" Ø TOP (FOUND)
 - RAILROAD SPIKE (FOUND)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "CLAPSADDLE RS 6140" (FOUND)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)



Adjacent Property Owners:

- ① Daniel Gamble
149 Squires Court
Powell, Ohio 43065
- ② Kauffman Family Farm, LLC
11484 Watkins California Road
Marysville, Ohio 43040
- ③ Schrader 10944, LLC
11484 Watkins California Road
Marysville, Ohio 43040
- ④ Aaron & Shannon Boerger
11315 Watkins California Road
Marysville, Ohio 43040

11315 Watkins California Road Regional Context - Exhibit 'B'

Jerome Township, Ohio December 27, 2018

Landscapes By Terra

0 500 1500

G2 Planning
Urban Design
Landscape Architecture
Planning + Design
720 E. Broad Street
Columbus, Ohio 43215
Ph. 614.563.9230
Web: www.g2planning.com

Landscapes by
TERRA
Shaping the World Around You



Existing Office Building



Existing Office Building



Existing Garage Building



Existing Garage Building



Existing Garage Building

11315 Watkins California Road Existing Conditions - Exhibit 'C'

Jerome Township, Ohio December 27, 2018

Landscapes By Terra

G2 Planning
Urban Design
Landscape Architecture
Planning + Design
170 E. Broad Street
Columbus, Ohio 43215
Ph: 614.663.8230
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Landscapes by
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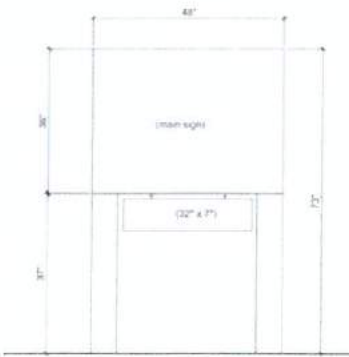


Site Data:

House Parcel: (Parcel # 1400060110000)	1.684 Acres
New Parcel: (See Proposed Legal Description - Exhibit A)	11.296 Acres
Total Acreage:	12.98 Acres

Site Features:

- ① Existing house to remain.
- ② Existing trees to remain.
- ③ Existing 48'x46' office building to remain.
- ④ Existing 40'x155' garage building to remain.
- ⑤ Existing gravel lot to remain.
- ⑥ Existing residential curb cut.
- ⑦ Existing business curb cut.
- ⑧ Proposed bins to organize storage of bulk material.
- ⑨ Pad for storage of palletted hardscape materials.
- ⑩ Salt Storage Pad (Protected from leaching)
- ⑪ Portable 10'x10'x30' structure.
- ⑫ 60'x120 Tree heal in & Potted nursery stock staging area with 1000 s.f. partial shade structure.
- ⑬ Clean fill storage area.
- ⑭ Relocated Sign
- ⑮ Proposed landscape Screen - 3'-4' earthen mound with 6' evergreen trees planted at 15' o.c. maximum spacing.
- ⑯ Proposed bollards with steel farm gates with provisions for Jerome Township Fire access.



Existing Sign Dimensions:



Existing Sign to be Relocated:

435 Medium Density Residential District (MDR)

The Purpose and intent of the Medium Density Residential (MDR) District is to provide opportunity to develop single-family residential lots at more traditional suburban densities where appropriate, as defined by the Jerome Township Comprehensive Plan. Because of the smaller lot sizes allowed these properties are required to be served by centralized sewer and water services and will provide a transition between more intense commercial uses and lower density residential or agricultural uses. This district supersedes the R-2 Medium Density Residential District in existence prior to the enactment of this Resolution.

435.01 Permitted uses

Within the MDR District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

1. One single-family detached dwelling per lot.
2. Limited Home Occupations subject to the requirements of Section 635 of this Resolution.
3. 6111 – Elementary and Secondary Schools
4. 813110 Church or other places of religious worship
5. 922160 – Fire Protection Services
6. Community and Public Parks, playgrounds and sports fields.

435.02 Accessory Uses and Structures

Accessory buildings or structures normally associated with single family residential use including detached garages, tool or garden sheds, playhouses and swimming pools subject to the requirements of Section 645 of this Resolution.

435.03 Conditional Uses

The following uses may be permitted as Conditional Uses in the MDR District by the Board of Zoning Appeals in accordance with the requirements of Section 240 of this Resolution and subject to the development standards for such uses as established herein.

1. 623110 Nursing Care Facilities.
2. 623312 Assisted Living Facilities for the Elderly.
3. 921140 – Executive and Legislative Offices
4. Telecommunications towers subject to the requirements of Section 655 of this Resolution.
5. Expanded Home Occupation subject to the requirements of Section 635 of this Resolution.
6. Accessory Apartment (Granny Flat), subject to the requirements of Section 645 of this Resolution.

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

435.04 Lot Size and Yard Setback Standards

The following lot size and yard setback standards shall apply to all lots in the MDR District:

1. Minimum Lot Size

The minimum lot size for parcels in the MDR District shall be 12,000 Square Feet. In addition, the minimum lot size for all permitted and conditional uses shall be adequate to allow for the development of the lot in accordance with the applicable development standards of the MDR District and this Resolution.

2. Minimum Lot Frontage

All lots within the MDR District shall provide a minimum of 80 feet of continuous frontage as defined within Chapter 3 of this Resolution. Lot frontage on a curved road or a cul-de-sac may be reduced to a minimum of 65 feet provided that a minimum lot width of 80 feet shall be maintained at the front yard setback line. Corner lots having frontage on two public roads shall provide a minimum lot width of 90 feet.

3. Flag Lots

Flag Lots are not permitted within the MDR District.

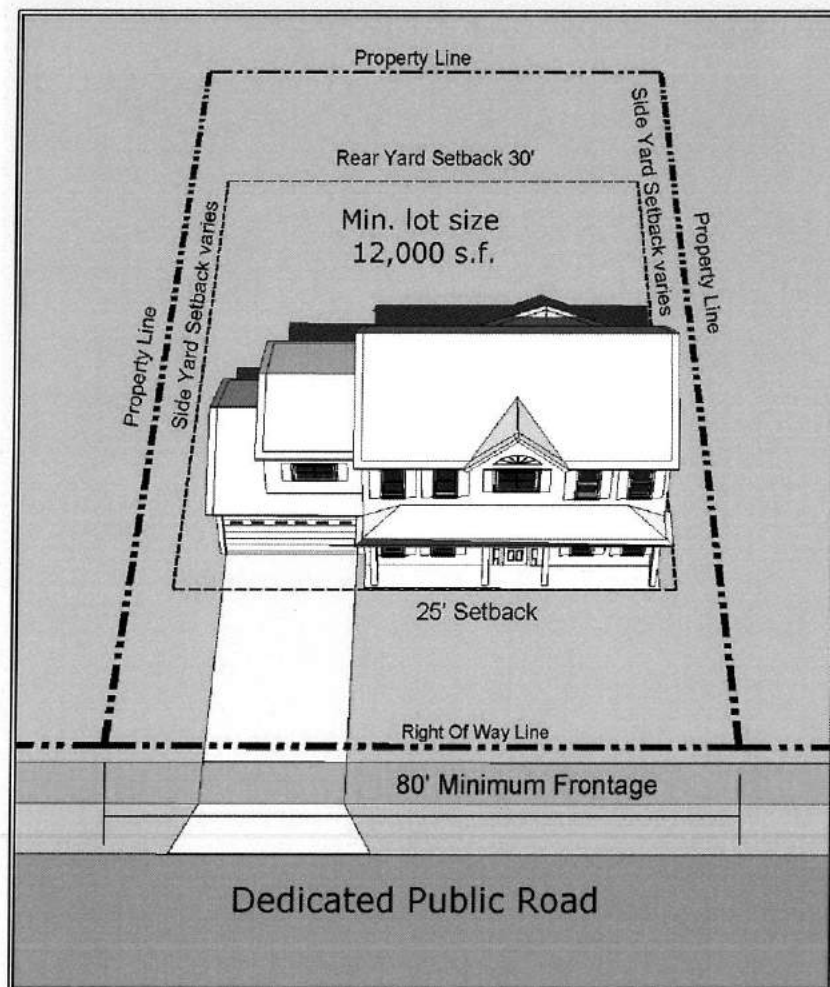
4. Front Yard Setbacks

All Front Yard Setbacks, as defined in Section 300, shall be measured from the right of way of the dedicated public road. The minimum front yard setback for all buildings and structures in the MDR District shall be 25 feet.

5. Side yard Setbacks

The minimum side yard setbacks for all buildings and structures in the MDR District shall be as follows:

- For lots having a width of less than 90 feet the minimum side yard setback shall be 6 feet.
- For lots having a width of 90 feet or greater, but less than 100 feet the minimum side yard setback shall be 8 feet.
- For lots having a width of 100 feet or greater the minimum side yard setback shall be 10 feet.



Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135

- d) For residences with side loaded garages the driveway shall be permitted to extend into the side yard a maximum of 4 feet. For residences with forward facing garages the driveway shall meet all side yard setbacks.

6. Rear Yard Setbacks

The minimum rear yard setback for all buildings and structures in the MDR District shall be 30 feet.

7. Architectural Projections

Open Structures such as porches, canopies, balconies, platforms, carports, and covered patios, and similar architectural projections shall be considered parts of the building or structure to which it is attached and shall not project into the required minimum front, side or rear yard.

8. Driveways and parking areas

Driveways and parking areas for any residential use, or any other permitted, accessory, or approved conditional use, shall not be permitted within any side or rear yard setback within the MDR District except as permitted by Section 435.04 (5)(d). Except as noted herein, parking areas for any permitted use or approved conditional or accessory use shall not be located within the front yard setback of any property within the MDR district.

435.05 Building and Site Development Standards

The following standards shall apply to the development of all permitted uses and accessory uses and structures within the MDR District:

1. Minimum and Maximum Square Footages

- a) Residential Accessory Structures – See Section 645 for regulations concerning accessory structures.
- b) Single Family Dwellings – Single family dwellings in the MDR District shall provide a minimum of 1,200 square feet of floor area for a single story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. Floor area shall be measured as defined in Chapter 3 of this Resolution.

2. Maximum Building Height

The maximum height of buildings and structures shall be measured as defined in Section 300 of this Resolution and shall meet the requirements listed below:

- a) Accessory Structures – See Section 645 for regulations concerning accessory structures.
- b) Single Family Dwellings – The maximum building height for single family dwellings in the MDR District shall be 35 feet.

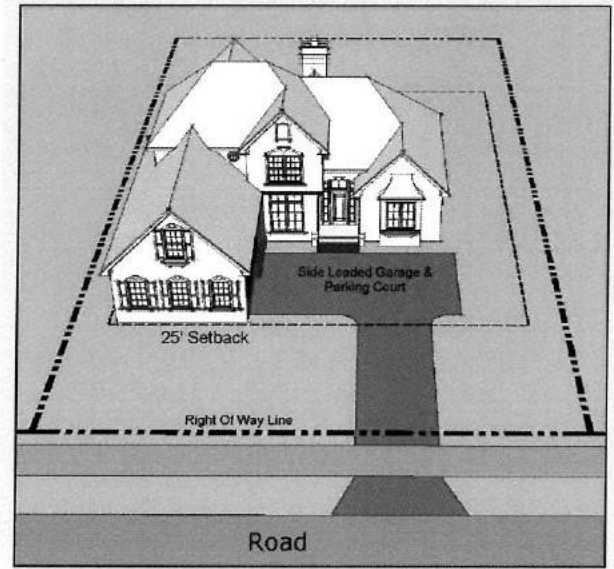
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- c) All Other Permitted Uses and Approved Conditional Uses – The maximum building height for all other permitted uses and approved Conditional Uses shall be 35 feet.

3. Residential Building Standards

The following standards apply to all single-family dwellings within the MDR District:

- a) Mobile Homes, Travel Trailers, or Park Trailers– The use of a Mobile Home, Travel Trailer, or Park Trailer, as defined by ORC 4501.01, is prohibited within the MDR District.
- b) Manufactured Home – The use of a permanently sited Manufactured Home, as defined by ORC 3781.06, is permitted within the MDR District provided that the home meets all applicable residential building code standards, is installed on a permanent foundation, and meets all minimum floor area requirements.
- c) Attached Garages – The follow standards apply to all single family dwellings with attached garages.
 - (i) The face of all front-loaded garages shall be set back from the face of the principal residence a minimum of 2 feet in the case of 1 and 2 car garages. 3 car front-loaded garages are permitted on lots 90 feet and larger provided the third garage bay is set back a minimum of an additional 2 feet from the first two garage bays
 - (ii) Side-loaded garages are permitted to extend past the front of the principal residence to create a front parking court provided that the elevation of the garage facing the street is treated with windows and the garage meets the front yard setback for the District.



4. Platted Residential Subdivisions

The following standards shall apply to all new platted subdivisions having 20 or more lots within the MDR District.

- a) Architectural Diversity – In the Medium Density Residential District a single-family dwelling with the same or similar front elevation shall not be repeated within 4 houses on the same side of the street and within 2 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct homes that use an identical elevation, but use a different main exterior material or main exterior color, provided that the homes shall be separated by at least 2 homes of a different elevation on the same side of the street and by at least 1 home in either direction of the house on the opposite side of the street.

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- b) Open Space – the developer of any platted subdivision within the Medium Density Residential District shall dedicate a minimum of 10% of the gross acreage of the property to permanent open space to be used by the residents of the development.

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2. The utilization of Conservation Design principles and preservation of a substantial amount of permanent open space is encouraged, integrated into the development and providing for a pedestrian friendly environment.
3. In larger developments, a variety of different lot sizes are encouraged to create an integrated and imaginative residential environment.
4. In larger developments a variety in architectural elevations are required as follows:
 - a) Architectural Diversity –A single-family dwelling with the same or similar front elevation shall not be repeated within 4 houses on the same side of the street and within 2 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct homes that use an identical elevation, but use a different main exterior material or main exterior color, provided that the homes shall be separated by at least 2 homes of a different elevation on the same side of the street and by at least 1 home in either direction of the house on the opposite side of the street.
5. The provision of supporting facilities is encouraged, such as schools, churches and parks to create well-designed and functional neighborhoods. These facilities should be supported with pedestrian connections to neighborhoods.
6. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.
7. In areas identified on the comprehensive plan as “Higher Density Residential” it may be appropriate to consider single family or multi-family development at densities higher than those appropriate in other areas of the township and where the Planned Development district will allow more creative site planning to accommodate these densities and provide appropriate transitions between adjoining higher intensity uses and lower intensity uses.

500.02 Commercial and Office Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to commercial and office development are applicable:

1. Commercial and office development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact

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of a development proposal.

2. A flexible and creative approach to commercial development is encouraged. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.
3. A pedestrian friendly environment is encouraged, interconnecting with adjacent neighborhoods.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur

500.03 Industrial Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to industrial development are applicable:

1. The clustering of industrial uses is encouraged, along with flexibility and creativity in site design, in order to ensure that development is sensitive to and compatible with the Township's rural environment.
2. Industrial development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
3. Master planning of an extended area is encouraged, which ensures a stable, unified industrial development having all necessary services and facilities.
4. A unified design is encouraged which allows for greater design flexibility and better integration into the Township's rural environment. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.

500.04 General Provisions

1. Zoning Plan and Development Plan

For purposes of this Section, plans including all supporting documentation adopted by the Township at the time of rezoning shall be referred to as the "Zoning Plan," and plans including all supporting documentation approved subsequent to such rezoning but prior to the initiation of any development activities are referred to as the "Development Plan."

2. Effect of PD Approval

Each PD is considered a separate and unique zoning district wherein a Zoning Plan, including associated text describing the

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500 Planned Development District (PD)

The Planned Development (PD) District is established under the provisions of Ohio Revised Code 519.021(B) to promote the general public welfare, encourage the efficient use of land and resources, promote greater efficiency in providing public and utility services, and encourage innovation in planning and building of all types of development in accordance with the Jerome Township Comprehensive Plan. The regulations set forth herein are based on the premise that the ultimate quality of a built environment or development proposal is determined not only by the general classification of land uses, but also by the specific way in which such land uses are executed. In many cases, the subdivision regulations and standard zoning district classifications do not adequately regulate the design of buildings, the mix of uses, and the general character of development that are desirable in the Township. In accordance with the comprehensive plan and the above statements it is the intent of the Planned Development (PD) district to promote development that:

1. Provides an opportunity for a mix of open space and other uses not otherwise permitted within the standard zoning district classifications; and
2. Allows the creation of development standards that respect the unique characteristics, natural quality and beauty of the site and the immediate vicinity and protects the community's natural resources by avoiding development on, and destruction of, sensitive environmental areas; and
3. Enables more extensive review of design characteristics to ensure that the development project is properly integrated into its surroundings and is compatible with adjacent development; and
4. Assures compatibility between proposed land uses within and around the PD through appropriate development controls; and
5. Enhances the economy of the Township by making available a variety of employment opportunities and providers of goods and services; and
6. Encourages unified development projects that exhibit creative planning and design in ways that cannot be achieved through a standard zoning district, yet are imaginative in architectural design and are consistent with applicable plans for the area and are compatible with adjacent and nearby land uses.

500.01 Residential Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to residential development are applicable:

1. A clustered neighborhood design is encouraged with a gross density which is in keeping with the comprehensive plan and the physical development potential of the area.

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2. The utilization of Conservation Design principles and preservation of a substantial amount of permanent open space is encouraged, integrated into the development and providing for a pedestrian friendly environment.
3. In larger developments, a variety of different lot sizes are encouraged to create an integrated and imaginative residential environment.
4. In larger developments a variety in architectural elevations are required as follows:
 - a) Architectural Diversity –A single-family dwelling with the same or similar front elevation shall not be repeated within 4 houses on the same side of the street and within 2 houses in either direction of the house on the opposite side of the street. The builder is permitted to construct homes that use an identical elevation, but use a different main exterior material or main exterior color, provided that the homes shall be separated by at least 2 homes of a different elevation on the same side of the street and by at least 1 home in either direction of the house on the opposite side of the street.
5. The provision of supporting facilities is encouraged, such as schools, churches and parks to create well-designed and functional neighborhoods. These facilities should be supported with pedestrian connections to neighborhoods.
6. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur.
7. In areas identified on the comprehensive plan as “Higher Density Residential” it may be appropriate to consider single family or multi-family development at densities higher than those appropriate in other areas of the township and where the Planned Development district will allow more creative site planning to accommodate these densities and provide appropriate transitions between adjoining higher intensity uses and lower intensity uses.

500.02 Commercial and Office Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to commercial and office development are applicable:

1. Commercial and office development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact

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of a development proposal.

2. A flexible and creative approach to commercial development is encouraged. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.
3. A pedestrian friendly environment is encouraged, interconnecting with adjacent neighborhoods.
4. Master planning is encouraged that focuses on a much broader scale than a single development site, taking into account the larger physical context within which the proposed development is to occur

500.03 Industrial Development Purpose and Intent

Along with the general purpose and intent of this District, the following additional purposes relative to industrial development are applicable:

1. The clustering of industrial uses is encouraged, along with flexibility and creativity in site design, in order to ensure that development is sensitive to and compatible with the Township's rural environment.
2. Industrial development shall be properly managed and the development standards of the PD clearly specified so that Township officials completely understand the design and impact of a development proposal.
3. Master planning of an extended area is encouraged, which ensures a stable, unified industrial development having all necessary services and facilities.
4. A unified design is encouraged which allows for greater design flexibility and better integration into the Township's rural environment. This flexibility is intended to minimize potential negative impacts and conflicts with rural agriculture and residential development.

500.04 General Provisions

1. Zoning Plan and Development Plan

For purposes of this Section, plans including all supporting documentation adopted by the Township at the time of rezoning shall be referred to as the "Zoning Plan," and plans including all supporting documentation approved subsequent to such rezoning but prior to the initiation of any development activities are referred to as the "Development Plan."

2. Effect of PD Approval

Each PD is considered a separate and unique zoning district wherein a Zoning Plan, including associated text describing the

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allowable uses and specific development standards, is adopted simultaneously with the application requesting amendment of the zoning map to apply the PD designation. The Zoning Plan, as approved by the Township and as provided under Ohio Revised Code Section 519.021(B), shall constitute the zoning regulations for and shall apply only to the property included within that particular PD. Whenever there is a conflict or difference between the provisions of this Section and those of other provisions of this Zoning Resolution, the provisions of this Section shall prevail for the development of land within the PD. Subjects not expressly covered by this Section or the applicable Zoning Plan shall be governed by the respective provisions found elsewhere in this Zoning Resolution that are most similar to the proposed use.

3. Sub Areas

Depending upon the size and complexity of the proposed development different Sub Areas may be established within a PD. Each Sub Area may, if requested, be treated as a separate district with individual standards. However, only one PD Zoning Plan approval shall be issued for the entire development. For each Sub Area, the applicant shall indicate gross density, dwelling type, minimum development standards, and all other uses by type, size and location.

4. Type of Action

The action of the Township upon an application to approve a Zoning Plan pursuant to this Section and Section 230 of the Zoning Resolution shall be considered a legislative act, and subject to a referendum. After property has been rezoned to the PD, any action related to the subsequent use or development of such property, as being in compliance with the regulations authorized to be established by this Section including any action taken on a Development Plan, shall not be considered to be an amendment to the Township Zoning Resolution for the purpose of Section 519.12 of the Ohio Revised Code, but may be appealed pursuant to Chapter 2506 of the Ohio Revised Code.

5. Zoning Amendment

A change to an adopted Zoning Plan shall be considered to be a zoning amendment and shall be processed according to the procedures set forth in Section 519.12 of the Ohio Revised Code and Section 230 of this Zoning Resolution. For Zoning Plans which are divided up into separate Sub Areas, as noted above, the applicant may file for an amendment to a specific Sub Area provided the requested change has no effect on the remaining Sub Areas.

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6. Development Plan

A Development Plan shall be required to be submitted to the Township for approval prior to the initiation of construction and development in each phase of the PD. Such Development Plan shall be in substantial compliance with and consistent with the approved Zoning Plan for the Property with respect to land uses, densities, architectural and landscape commitments, and open space. Minor deviations from the approved Zoning Plans may be considered for approval during the Development Plan Process by the trustees without requiring an applicant file for an amendment to the Zoning Plan. Changes that may be considered minor, but do not limit the trustee's discretion in such matters, include:

- a) Adjustments to the layout or alignment of new roads or to the site layout that does not affect lot count, density, setbacks, or open space and does not increase curb cuts or connections to existing roadways unless required by the county engineer during final engineering.
- b) Increases in residential lot sizes or reductions in residential density provided such changes do not reduce the required setbacks, decrease the required open space, or change the required architectural or development standards.

500.05 Previously Approved Planned Developments

Section 500 of the Zoning Resolution was amended on and the amendment in effect from and after April 20, 2015. Planned Developments and all associated detailed development plans and supporting documentation adopted and in effect prior to April 20, 2015 shall continue in effect and be considered legally conforming under this Zoning Resolution. These previously approved Planned Developments shall continue to be governed, administered and modified pursuant to the substantive and procedural regulations then in effect for such Planned Developments as contained in the Zoning Resolution immediately prior to April 20, 2015.

500.06 General PD Standards

In order to achieve the purpose and intent of the Planned Development District (PD) and the Jerome Township Comprehensive Plan the following general standards are hereby established for all Planned Developments within Jerome Township.

1. Uses

Within the PD district a creative mix of uses is encouraged provided it will establish an efficient and sustainable use of the land and infrastructure, and result in a well-integrated, pedestrian friendly development. Single use PD's may also be established by the applicant to encourage development that is more responsive to the land and environment than may be permitted through a standard zoning district. The following

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standards are established for uses in the PD:

- a) Permitted Uses - Permitted uses within each PD shall be clearly identified in the zoning plan submitted with the application to establish a PD. Uses not specified in the approved zoning plan will be prohibited.

2. Densities

Densities within a PD should be in conformance with the recommendations of the comprehensive plan and shall promote the efficient use of land and infrastructure. Proposed densities shall be clearly identified in the zoning plan submitted with the application for PD.

3. Setbacks and Yard Areas

All Proposed setbacks and yard areas within the PD shall be identified in the zoning plan submitted with the application for PD. Setbacks and yard areas within PD developments shall be established to meet the following requirements:

- a) Setbacks within a PD zoning shall support the goals of the comprehensive plan for development that respects the rural character of the township while promoting efficient use of the land and its resources.
- b) Setbacks shall be configured to appropriately balance open space and provide safe separation between buildings and uses.
- c) When a proposed commercial or industrial PD is to be located contiguous to residential uses perimeter setbacks and/or appropriate screening from the contiguous property line should be established within the PD.
- d) To maintain the rural character of the township the setbacks from existing state, county and township roads should be larger than those established for new public roads established within the PD.
- e) To the greatest extent possible new residential subdivisions should be designed to minimize the number of homes where the back yards and the backs of homes face existing and proposed roads. Where such conditions are to exist along existing state, county, and township roads a minimum setback of 50' between the Right of Way of the public street and the rear lot lines, and a minimum of 80' between the Right of Way of the public street and the rear setback line of the lot. An increased landscape buffer shall be established for the entire length of road affected.

4. Public Improvements

The PD should be developed at a minimum with the following improvements meeting the design standards of the Union County Engineer:

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- a) Public roads shall be designed and constructed to the standards established by the Union County Engineer's Office.
- b) Means for safe pedestrian and bicycle access and circulation shall be provided. Pedestrian paths should be integrated into open space where applicable or allowed, with ownership and maintenance dedicated to the entity holding title to the open space.
- c) Storm water management facilities shall be provided as required by the County Engineer and State of Ohio.

5. Access

The zoning plan should require direct access, not through easement, to one or more dedicated and improved public roads. Provisions for future connections to other public roads or adjacent land shall be required if recommended by the township, county engineer or regional planning commission.

6. Buildings

To promote the purpose and intent of the Planned Development District and the goals of the comprehensive plan all applications for PD shall detail the proposed design and development standards for all residential and non-residential buildings within the PD. The following standards apply to all residential and non-residential buildings within the PD.

- a) The physical relationship of buildings and other site improvements to one another and the surrounding area, as created by building mass, size, height, shape, location on the site, and setback, shall result in a harmonious development both within the PD and in relation to its surroundings.
- b) The bulk and height of buildings within the proposed development shall be compatible with the surrounding area.
- c) Buildings, structures and parking areas shall be designed and located in such a way to conserve environmentally sensitive or unique natural, historic or cultural features.
- d) The zoning plan and application shall specify for all buildings and residences, at a minimum, the proposed exterior materials, size, height, roof shape and pitch.

7. Lighting

Any application for a PD shall include the type and description of all proposed street and parking lot lighting. Street lighting shall conform to the standards of the Union County Engineer and all lighting within the proposed PD shall conform to the following:

- a) The lighting plan submitted with the zoning plan and the application for PD shall specify the proposed pole and lantern design, maximum height, lighting source, wattage, shielding

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and any other information necessary to evaluate the lighting as proposed.

- b) The lighting plan submitted with the zoning plan and application for PD shall be designed to promote an overall cohesiveness in the development of the plan and to minimize the amount of light pollution affecting the neighboring properties and the rural character of the township.
- c) Parking lot lighting specified within the PD shall be limited in height to the minimum required to effectively illuminate the parking areas to all applicable standards and shall incorporate a "cut-off" type shielding to prevent light pollution on adjacent properties.

8. Signage

All applications for a PD shall include a signage plan and or standards to be approved by the zoning commission for all uses and areas within the PD. Signage design and standards shall ensure a constant and comprehensive character throughout the project and compatible with the character of the township and shall meet the following:

- a) All signs and graphics within the PD shall be compatible in size, location, material, height, shape, color, and illumination.
- b) A detailed sign plan and standards shall be submitted with the application for PD and shall include the design, layout and dimensions of all proposed ground, window and wall signs as well as the setbacks from the right-of-ways and the type and intensity of illumination.
- c) Signs shall contribute to an overall cohesive design, reflect simplicity, reduce visual clutter and compliment the rural character of the township.
- d) Wall signs shall be controlled and designed in a manner to compliment the architecture of the buildings and the PD. Ground signs shall be designed to relate to and share common elements with the proposed architecture.

9. Parking and Loading Areas

For all non-residential uses off street parking and loading shall be provided for in the design of the PD. Parking and access requirements and standards shall be as defined in the approved zoning plan and shall meet the requirements of the Union County Engineer, the township fire department and the following standards:

- a) Off street parking and loading shall be provided for all non-residential buildings with adequate provisions for ingress and egress.
- b) Parking areas shall be designed to discourage large single expanses of parking and shall encourage smaller defined

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parking areas within the total parking system. Such parking areas shall be delineated and accentuated by landscaped areas.

- c) The layout of parking areas, service areas and related entrances, exits, signs, lighting, noise sources or other potentially adverse influences shall be designed and located to protect the character of the area as well as those areas adjacent to the PD.
- d) To minimize the environmental impacts of large parking areas shared parking between uses shall be encouraged and supported within the PD. Where shared parking is desired the applicant shall submit a statement identifying how the parking is to be shared between the uses, and the percentage of parking and hours of parking allocated for each use.
- e) All service and delivery and loading areas for all uses shall be arranged and located to minimize the impacts and view of such uses throughout the development.

10. Landscaping

All zoning plans and application for PD shall include a detailed landscape plan and standards for all areas, sub areas, open spaces and uses with the proposed development. The following standards shall apply:

- a) All yards and open space not covered by structure, paving and the like shall be landscaped with lawn as a minimum.
- b) A detailed landscape plan and standards shall be submitted with the zoning plan and PD application for approval by the zoning commission. All landscaping shall be maintained and kept in accordance with the approved landscape plan.
- c) All vacant and undeveloped areas shall be kept seeded and maintained in such a manner as to prevent erosion of the property and excess drainage on adjoining land.
- d) Landscaping shall be designed to enhance architectural features, screen incompatible uses, emphasize pedestrian environments, provide shade for streets and parking lots and strengthen views and vistas.
- e) The landscape plan shall be designed to preserve and capitalize on the existing natural characteristics of the site and to promote overall unity in design.
- f) Landscape design and the specification and use of trees and plant materials shall discourage monoculture. For the purpose of this section monoculture is defined as the dominance or overabundance of any one species that may expose the development to a substantial loss of plant material should said plant material be affected by pest or disease (ex. Emerald Ash Borer)

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- g) Plant material specified in the PD shall be indigenous and hearty to the area and shall be harmonious to the design and consistent with adjacent land uses.
- h) Street tree species native to the area shall be provided by the developer for all existing and proposed public streets and placed outside the public right-of-way in a maintenance easement. Size, shape, type and location of street trees shall be specified in the Zoning Plan. Street trees shall not be placed over utility lines and shall not interfere with the function or maintenance of roadways and drainage areas.
- i) Landscape buffers between lots and the County or Township road serving the PD and buffers between lots and adjacent land should be placed in landscape easements on the plat and dedicated to the Homeowners Association or such other person or entity as may be approved in the Zoning Plan. Landscape buffer design shall be specified in the Zoning Plan.

11. Flood Plains and Environmentally Sensitive Areas

Floodplains within the PD shall be protected from building or pavement encroachment through the following standards:

- a) A riparian buffer, having a width of not less than 50' as measured from the centerline of the stream, shall be provided along the entire length and on both sides of a river or perennial stream channel.
- b) Buffer areas shall be restricted from development and managed to promote the growth of vegetation indigenous to the stream area capable of maintaining the structural integrity of the stream bank.
- c) A wetlands buffer should be provided for all wetlands required to be retained by the Army Corps of Engineers or the Ohio EPA. The buffer area should have a width of not less than 25' measured from the edge of the designated wetland. The buffer areas should not be disturbed other than necessary to establish and natural landscape and existing trees should be preserved and protected to the extent practicable.

12. Open Space

A PD should have an open space component which is compatible with the size, nature and design of the development. A recommended minimum of 20 percent of the gross land area of a PD containing a residential component, except as outlined in section 500.07 (4), should be set aside as open space for common use, preferably interconnected with other similar spaces within this or adjacent developments. (For a PD without a residential component, a minimum of 10 percent open space set aside is recommended.) Open space shall be prohibited from further subdivision or development by deed restriction, conservation easement or other agreement, in a form satisfactory to the

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Township. This restriction from further subdivision or development shall also be noted in the Zoning Plan and the recorded plat.

- a) **Design Standards** - The following design standards for open space should be followed:
- (i) Open space shall be fully integrated into the overall design and should, absent unique and special circumstances, meet all standards and guidelines contained herein. The types of uses, buildings and structures proposed to be permitted in the open space shall be specified in the Zoning Plan.
 - (ii) For the purposes of the PD, public uses may be proposed for natural areas and preserves, parks and other active recreational areas, and public facilities such as public schools, libraries and community centers may likewise be proposed. Access to all public uses shall be specified.
 - (iii) In identifying the location of open space, the developer shall consider as priorities existing natural features such as natural woodlands, wetlands, identified species habitat, tree lines, stream and creek corridors, and FEMA designated 100-year floodplains.
 - (iv) Retention ponds (wet basins) may be permitted in an open space reserve provided such ponds are designed and maintained as natural features that blend into the landscape. A landscape design for each retention pond shall be submitted with the Zoning Plan. Detention ponds (dry basins) should ordinarily not be permitted in the designated open space unless a part of a bioswale corridor.
 - (v) Except for bike paths and pedestrians trails, open space should be unified and massed so that no open space is narrower in any direction than the development's average lot width. Open space should be platted as an open space reserve, including appropriate conservation easements.
 - (vi) Open space should, when practicable, be interconnected with open space areas on abutting parcels.
 - (vii) In order to encourage the creation of large areas of contiguous open space, areas that should not be considered as open space include:
 - Private road and public road rights-of-way;
 - Parking areas, access ways, and driveways;
 - Required setbacks between buildings, parking areas, and project boundaries;
 - Required setbacks between buildings and streets;

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- Easements for overhead power transmission lines unless containing bike paths as part of an overall coordinated trail network;
 - Minimum spacing between buildings, and between buildings and parking areas;
 - Private yards;
 - Areas of fee simple lots to be conveyed for residential dwelling uses;
 - Other small fragmented or isolated open space areas that have a dimension less than 75 feet in any direction. (Excessive gaps and non-usable spaces between buildings are discouraged, or pedestrian walkways should be established.)
- (viii) Any open space intended to be devoted to active recreational activities should be of usable size and shape for the intended purposes.
- (ix) Any area within the open space that is proposed to be disturbed during construction or otherwise not preserved in its natural state, other than required setback areas, should be noted on the Zoning Plan and the method and timing of any restoration shall be set forth in the Zoning Plan.
- (x) The open space, including any recreational structures and public facilities proposed to be constructed in such space, shall be clearly shown on the Zoning Plan.
- b) **Open Space Ownership** - Open space may be proposed to be owned by an association, the Township or other governmental entity, a land trust or other conservation organization recognized by the Township, or by a similar entity, or may remain in private ownership if appropriately restricted. The ownership of the open space shall be specified in the Zoning Plan and shall be subject to the approval of the Township. The methods of ownership, if approved as part of the Zoning Plan, may be as follows:
- (i) **Offer of Dedication** - The Township or other governmental entity may, but shall not be required to, accept conveyance in the form of fee simple ownership of the open space.
 - (ii) **Associations** - Open space may be held by the individual members of a Condominium Association as tenants-in-common or may be held in common ownership by a homeowners' association, community association, or other similar legal entity. Documents shall be submitted with the Zoning Plan which will ensure compliance with the following requirements:

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- Membership in the association shall be mandatory for all purchasers of lots in the development or units in the condominium.
 - The association shall be capable of and responsible for maintenance, control, and insurance of common areas, including the open space.
 - The association shall have the right and obligation to impose assessments upon its members, enforceable by liens, in order to ensure that it will have sufficient financial resources to provide for proper care and maintenance of the open space.
- (iii) **Transfer of Easements to a Private Conservation Organization** - With the approval of the Township, an owner may transfer conservation easements to a public or private non-profit organization, among whose purposes it is to conserve open space and/or natural resources, provided that::
- The organization is acceptable to the Township, and is a bona fide conservation organization with perpetual existence;
 - The conveyance contains appropriate provisions for the property reverter or retransfer in the event that organization becomes unwilling or unable to continue carrying out its function; and
 - A maintenance agreement approved by the Township is entered into by the developer and the organization.
- c) **Open Space Management and Maintenance** - The owner of the open space shall be responsible for raising all monies required for operations, maintenance, or physical improvements to the open space through annual dues, special assessments, and valid and enforceable collection methods. The owner shall be authorized, under appropriate restrictions and covenants, to place liens on the property of residents within the PD who fall delinquent in payment of such dues and assessments. In the event that the organization established to own, operate and maintain the open space shall at any time after the establishment of the PD fail to maintain the open space in reasonable order and condition in accordance with the Zoning Plan, such failure shall constitute a violation of both the Zoning Plan and this Zoning Resolution.
- d) **Transfer of Title of Open Space** - Title to any open space required by the PD zoning which is included within any recorded subdivision plat of any section of the land zoned PD shall be transferred to the entity approved for ownership of the open space prior to the sale of more than 75% of the lots or units within that subdivision section.

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500.07 Use-Specific Development Standards

In addition to the General PD Development Standards the following use specific development standards are hereby established to further fulfill the purpose and intent of the District through the application of flexible land development techniques in the arrangement, design and construction of structures and their intended uses and the integration of open space within the development. These standards, as well as applicable plans for the area, are intended as general standards as circumstances dictate. The development standards filed and approved as part of the Zoning Plan and PD application shall establish the final requirements. The development policies include the following:

1. Low and Medium Density Residential Land Use

Future development of clustered subdivisions is anticipated to occur in those areas with centralized public utilities and shall be managed to protect the area's unique quality of life and semi-rural character. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. The following shall apply when calculating suburban residential density within a PD:

- a) Calculating Residential Density – While the densities of individual residential areas may vary within a large PD the calculation of density for the entire PD shall be based upon the total number of dwelling units proposed for the total area devoted exclusively to residential use, including open space. Where open space is included within the calculation for residential density, such open space shall permanently remain as open space within the PD unless a future rezoning of the open space is approved by the zoning commission.
- b) Additional Density Considerations - Additional density for residential developments to be serviced by centralized utilities may be permitted by the zoning commission in certain unique and special instances such as those where: the open space set-aside far exceeds the minimum recommended ; additional and substantial site amenities are provided; the development incorporates rural design characteristics into the overall design of the site and maintains compatibility with the surrounding or planned land uses; the design of the development preserves, protects and enhances the natural and historic resources located on the site; and storm water and other environmental impacts are minimized and mitigated and natural features are enhanced.

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- c) **Lower Density Considerations** – In addition to the consideration for additional density as mentioned above the zoning commission may require lower densities for a residential development in certain unique and special instances such as those where: a large portion of the site is undevelopable due to its physical features such as existing bodies of water, steep slopes and similar characteristics, and where proposed residential development is not compatible with adjacent residential development patterns.

2. Higher Density Residential Land Use

Future development of higher density land uses is expected to occur in areas so designated in the Jerome Township Comprehensive Plan as being suitable for such uses. These areas provide an opportunity to serve differing housing needs within the community and establish an effective transition between more intense commercial and office land uses, and lower density residential uses. The density of these developments will be based upon several factors, including, without limitation, the availability of centralized utilities, the recommendations of the comprehensive plan, and whether the proposed development will be compatible in use and appearance with surrounding or planned land uses. In addition increases in density should be supported for increased architectural and landscape standards and creative site planning that contributes to the desirability of the community.

3. Agriculture and Rural Residential Land Use

It is anticipated that portions of the Township will remain principally agricultural in nature, especially in those areas where centralized utilities are not anticipated to be provided. PD development standards within these areas should encourage a development pattern that minimizes impacts and intrusions to agriculture, such as clustering homes on new streets and not along existing road frontage and designating agricultural-exclusive areas.

4. Residential Conservation Development

Within the Jerome Township Comprehensive plan there exists recommendations for residential development that adheres to conservation development principles. These principles promote more compact development patterns in exchange for the preservation of important existing environmental and natural features and the set aside of significant amounts of open space. These types of developments reduce infrastructure costs for the developer, help to maintain a more open, rural feel for the township, promote a more efficient use of land, and provide a vehicle to preserve important natural features and incorporate them into a development strategy. Land developed under a

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Conservation Development PD (CDPD) shall adhere to the following standards:

- a) Uses - Conservation developments may be permitted to contain a mix of uses provided that all proposed uses are identified in the zoning plan and application as specified in section 500.08.
- b) Density - The overall residential density of the Conservation Development PD should conform to the recommendations and intent of the Comprehensive Plan and shall be identified in the zoning plan and application per section 500.08.
- c) Lot size – The intent of a Conservation Development PD is to allow smaller lot sizes and more compact development patterns in exchange for a higher percentage of dedicated open space and natural lands. To accomplish this goal lot sizes are flexible within the CDPD and shall be established by the approved zoning plan and PD application. All lots less than two acres in size shall be serviced by public sewer and water systems. Proposed lots of 2 acres or more shall be served by either public sewer and water services or on site treatment and well systems subject to the approval of the Union County Engineer and Union County Health Department.
- d) Dedicated Open Space – All CDPD developments shall comply with the following minimum requirements regarding open space.
 - (i) The minimum amount of open space to be provided with a CDPD is recommended to be 40% of the total acreage of the property being included in the PD. Development of smaller parcels may be considered for a reduction in the open space requirements provided that the recommendations of (ii), (iii), and (iv) below still apply.
 - (ii) All CDPD developments shall strive to utilize open space to preserve natural features including but not limited to floodplains, waterways, stream buffers, steep slopes, woodlands, wetlands and natural habitats or shall be designed to preserve significant amounts of agricultural lands.
 - (iii) Prohibition of further Subdivision of Open Space – Open space provided for the purposes of achieving the requirements of the CDPD shall be prohibited from further subdivision or development through deed restriction, conservation easement, or other such agreement acceptable to the townships legal advisor.
 - (iv) Open spaces within the CDPD shall meet all other requirements of section 500.06 herein.

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5. Commercial and Office Land Use

Commercial and office development should be clustered in areas serviced by centralized utilities and adequate roadway systems. The density of general commercial development should not exceed 10,000 square feet per acre, absent special circumstances. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to commercial and office development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. In addition a higher density may be approved by the zoning commission to accommodate mixed use projects and other innovative and sustainable planning features. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this type of development.

6. Industrial Land Use

Light industry, research and development, and related office uses should be clustered in areas serviced by centralized utilities and adequate highway accessibility. Absent special circumstances, density should not exceed 10,000 square feet per acre. This density calculation will ordinarily be based upon the total square footage proposed for the entire area devoted exclusively to industrial development. However, a lower density may be mandated due to the nature of the project, the physical features of the site or the compatibility of the project with surrounding or planned land uses. The industrial areas should only develop in conjunction with centralized utilities. These areas should be master planned and well-coordinated, and not developed in a piecemeal (lot by lot) way. Access should be shared. Design standards should be incorporated into the Zoning Plan which will improve the aesthetic quality of this development type. In addition all industrial uses developed under the PD shall conform to the following standards:

- a) Fire and Explosion Hazards - All activities, including storage, involving flammable or explosive materials shall include the provision of adequate safety devices against hazard of fire and explosion. All standards enforced by the Occupational Safety and Health Administration shall be adhered to. Burning of waste materials in open fire is prohibited, as enforced by the Ohio Environmental Protection Agency.
- b) Air Pollution - No emission of air pollutants shall be permitted which violate the Clean Air Act of 1977 or later amendments as enforced by the Ohio Environmental Protection Agency.
- c) Glare, Heat, and Exterior Light - Any operation producing intense light or heat, such as high temperature processing,

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combustion, welding, or other shall be performed within an enclosed building and not visible beyond any lot line bounding the property whereon the use is conducted.

- d) Dust and Erosion - Dust or silt shall be minimized through landscaping or paving in such a manner as to prevent their transfer by wind or water to points off the lot in objectionable quantities.
- e) Liquid or Solid Wastes - No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply or interfere with bacterial processes in sewage treatment, shall be permitted. The standards of the Ohio Environmental Protection Agency shall apply.
- f) Vibrations and Noise - No uses shall be located and no equipment shall be installed in such a way as to produce intense, earth shaking vibrations which are discernable without instruments at or beyond the property line of the subject premises. Noise standards of the Ohio Environmental Protection Agency shall be adhered to.
- g) Odors - No use shall be operated so as to produce the continuous, frequent or repetitive emission of odors or odor causing substances in such concentrations as to be readily perceptible at any point at or beyond the lot line of the property on which the use is located. The applicable standards of the Ohio Environmental Protection Agency shall be adhered to.

500.08 Procedure for Amending to the PD

In addition to the procedure set forth in Section 230 of this Resolution, all applications for amendments to the zoning map to rezone property to the PD shall follow the procedures hereinafter set forth in Section 500.08, hereof.

1. Pre-application Meeting

The applicant is encouraged to engage in informal consultations with staff from the Zoning Commission and the Union County subdivision authorities (e.g. Planning Commission, County Engineer, Board of Health, etc.) prior to formal submission of an application for an amendment of the Zoning Resolution. No statement or action by Township or County officials in the course of these informal consultations shall be construed to be a waiver of any legal obligation of the applicant or of any procedure or formal approval required by Township or County statutes or rules.

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2. Application

The owner(s) of land may request that the Zoning Resolution be amended to include such land in the PD by filing fifteen (15) copies of an application for such amendment with the Jerome Township Zoning Commission, which application shall contain:

- a) name, address and telephone number of the owner and applicant;
- b) name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan;
- c) legal description of the property and the address of the property;
- d) description of existing uses;
- e) present zoning district;
- f) a vicinity map at a scale approved by the Zoning Commission showing the relationship of the PD to the adjacent properties, existing streets and public service facilities in the area;
- g) a list of the names and addresses of all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list; and
- h) Any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment.

3. Proposed Zoning Plan

In addition to the application required herein, fifteen (15) copies of the proposed Zoning Plan shall be submitted with the application. The proposed Zoning Plan shall be prepared and endorsed by a certified or licensed planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- a) Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.
- b) A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
- c) Concept site plan of the proposed planned district, and proposed layout of all subareas.
- d) Proposed densities, number of lots and dimension parameters, and building intensities.

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- e) Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- f) Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- g) Relation to existing and future land use in surrounding area.
- h) Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- i) Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- j) An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.
- k) Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- l) Site plan, showing approximate nonresidential building locations(s), various functional use areas, circulation, and their relationship.
- m) General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- n) Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
- o) Projected schedule of site development.
- p) Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- q) Regulation Text for development in the proposed Planned Development District. That text shall set forth and define the uses to be permitted in the proposed Planned Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PD.
- r) This Regulation Text shall only apply to the PD in question and all development within that PD. All appropriate regulatory

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areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:

- (i) All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
- (ii) All maximum height and size requirements of buildings, mechanical areas and other structures.
- (iii) All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
- (iv) All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
- (v) All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
- (vi) All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjoining areas.
- (vii) All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
- (viii) All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
- (ix) All exterior architectural design standards, including material, color and styles.
- (x) A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan;
- (xi) Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- (xii) Accessory structure standards and limitations.
- (xiii) Open space area, uses and structures, including proposed ownership and sample controlling instruments.
- (xiv) Any other regulatory area or matter deemed necessary

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or relevant by the Zoning Commission.

- (xv) The Regulation Text should contain the following provision: All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

4. Basis of Approval

In determining whether or not to approve an application for a PD, the reviewing authorities shall consider all relevant factors and circumstances including, without limitation, the following:

- a) Whether the proposed development is consistent in all aspects with the purpose, policies, criteria, intent, and standards of this Zoning Resolution;
- b) Whether the proposed development is in conformity with the applicable plans for the area or such portion thereof as may apply, or whether the benefits, improved arrangement and design of the development justify any deviation there from;
- c) Whether the proposed development promotes the public health, safety and general welfare of the Township and the immediate vicinity;
- d) Whether the proposed plan meets the design features contained in this Resolution;
- e) Whether the proposed development is in keeping with the existing or planned land use character and physical development potential of the area;
- f) Whether the proposed development will be compatible in use and appearance with surrounding or planned land uses;
- g) Whether the development will have a beneficial or an adverse effect upon the Township and other governmental services.
- h) Whether the area surrounding the development can be planned, zoned and developed in coordination and substantial compatibility with the proposed development.
- i) Whether the existing and proposed utility and governmental services are adequate for the population densities and nonresidential uses proposed.
- j) Whether the development promotes greater efficiency in providing public and utility services and encouraging innovation in the planning and building of all types of development;
- k) Whether the development can be made accessible through existing or future Township roadways without creating unreasonable traffic congestion in the immediate vicinity of the proposed development or elsewhere in the Township;
- l) Whether the development is located and designed in such a

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way as to minimize any unreasonable adverse impact on existing residential or agricultural areas of the Township; and

- m) Whether the benefits, improved arrangement and design of the property to be developed justify rezoning the property to the PD.

5. Effect of Approval

- a) The Zoning Plan, as approved by the Township Trustees, shall constitute a rezoning of the subject tract to the PD permitting development and use of said land and any structures thereon in accordance with the development standards contained in the Zoning Plan. However, in a PD, no use shall be established and no structure shall be constructed or altered on any part of said tract, until there is submitted to the Township a Development Plan for said part of said tract, and until the Development Plan is approved by the Township Trustees.
- b) The approval of the Zoning Plan shall be for a period of five (5) years, or for such other period as set forth in the approved Zoning Plan, to allow for the preparation of a required Development Plan(s). Unless the Board of Trustees approves such an extension of this time limit, upon the expiration of such period, no use shall be established and no building, structure or improvement shall be constructed until an application accompanied by a new Zoning Plan has been filed with and approved by the Township, and such application for approval shall be subject to the same procedures and conditions as an original application for the Zoning Plan approval. This new application shall comply with the terms of the Zoning Resolution then in effect at the time of filing, including, without limitation, any zoning amendments enacted from and after the date of the initial request to include the property within the PD. In addition, the Township Board of Trustees or Zoning Commission may initiate a zoning amendment to rezone the property or any portion thereof to its former (or another similar) classification upon expiration of the Zoning Plan approval period.

6. Extension of Time for Zoning Plan

Upon application by the owner(s), the Board of Trustees may extend the time limit provided by Section 500.08 5(b), above. Such extension may be given after application by the applicant showing the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public.

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500.09 Development Plan

1. Application

In the PD, no use shall be established and no structure shall be constructed or altered until a Development Plan for each such use and/or structure has been approved by the Township Trustees. An application, in a form approved by the Board of Trustees, shall be completed by the property owner and submitted with the Development Plan. A total of 15 copies of the application and supporting material shall be submitted. The application form shall be provided by the Zoning Inspector. All mapping shall be prepared using the County's graphic standards.

2. Development Plan

In addition to the application required herein, 15 copies of the Development Plan shall be submitted with the application. The Development Plan, which may be submitted for the entire development or an individual phase, shall contain, in text and map form, the following information at a minimum:

- a) Proposed name of the development and its location;
- b) Names and addresses of owners and developers;
- c) Date, north arrow and Plan scale. Scale shall be one-inch equals 100 feet or larger scale;
- d) Boundary lines of the proposed development and the total acreage encompassed therein;
- e) Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public open spaces, permanent structures, and section and corporation lines within or adjacent to the tract;
- f) Existing sewers, water mains, culverts and other underground facilities within the tract, adjacent to the tract or that will be used in developing the tract, indicating pipe sizes, grades and locations;
- g) The adjoining lines of adjacent tracts, parcels or lots;
- h) Residential density, dwelling types, nonresidential building intensity and specific uses to be included within the proposed development, specified according to area or specific building location;
- i) Existing ground configuration, drainage channels, wooded areas, watercourses and other significant physical features;
- j) Layout of proposed streets, including their names and rights of way, easements, sewers, water lines, culverts, street lighting and other major improvements;
- k) Layout, numbering and dimensions of lots if more than one;

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- l) Anticipated building envelope and general architectural style and character of proposed structures;
- m) Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant and for the dedications;
- n) Building setback lines with dimensions;
- o) Tentative street grades and sewer size slope;
- p) Traffic circulation, parking areas, curb cuts and pedestrian walks;
- q) Landscaping plans, including site grading and landscape design;
- r) Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission;
- s) For other than detached single-family structures, provide:
 - (i) Drawings for buildings to be constructed in the current phase, including floor plans, exterior elevations and sections;
 - (ii) Color rendering of buildings(s), complete with a listing of all colors, including Pantone 1999-2000 Reference Numbers or if Pantone is not available, the manufacturer's reference/serial number with sample, and materials, with samples to be used;
 - (iii) Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development;
 - (iv) Intended measures to screen rooftop mechanical equipment from view;
- t) A detailed signage and exterior lighting plan;
- u) Accommodations and access for emergency and firefighting apparatus;
- v) The management plan or mechanism to provide for the perpetual maintenance of all open space, landscaping, buffers and shared parking areas by the ultimate owner and/or user and the controlling instruments;
- w) Location of open space area and designation of intended uses; and
- x) Any additional information as may be required by the Zoning Commission.

3. Process For Development Plan(s) Approval

The application and supporting materials for the Development Plan approval shall be submitted to the Zoning Commission for hearing and recommendation. The Zoning Commission shall

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establish a date for the hearing within a reasonable period of time following its receipt of the application and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Zoning Commission shall make a recommendation for the approval, modification or denial of the application within a reasonable period of time after it is submitted. The recommendation shall be forwarded to the Board of Trustees. The Board of Trustees shall hold a hearing on the application within a reasonable period of time after its receipt of the recommendation and shall give the applicant written notice at least ten (10) days before the date of the hearing. The Board of Trustees shall render a decision on the application within a reasonable period of time after the recommendation and application have been submitted to the Board of Trustees for its action. In determination of its decision for approval or denial of the development plan the trustees shall consider whether or not the Development Plan is in substantial compliance with and consistent with the Zoning Plan for the property based upon the requirements in section 500.04.

4. Commencement of Development

Upon the approval of the Development Plan, the tract which is the subject of said Development Plan may be used and developed consistent with the approved Zoning Plan and the Development Plan. The approval of the Development Plan shall be for a period of three (3) years in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of certificate of zoning compliance. If no plat has been filed within this approval period (or, if platting is not required, if construction has not commenced) and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of the Development Plan, no use shall be established or changed and no building, structure or improvement shall be constructed until an application accompanied by a new Development Plan has been filed with and approved by the Township using the same procedures and criteria as established for the approval of the initial Development Plan.

5. Extension of Time for Development Plan

Upon application by the owner(s), the Board of Trustees may extend the time limit provided by Section 500.09 (4), above. Such extension may be given upon a showing of the purpose and necessity for same and upon evidence that the owner(s) has made reasonable efforts toward the accomplishment of the original approved Zoning Plan, and that such extension is not in conflict with the general health, safety and welfare of the public or the development standards of the PD.

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6. Modification of Development Plan

An applicant seeking to modify an approved Development Plan shall file an application for Development Plan Modification utilizing the same procedures and criteria as established for the approval of the initial Development Plan. Modifications of a Development plan, not modifying the underlying zoning, shall be subject to the review and approval of the Zoning Commission only.

500.10 Fees

A fee as established by the Board of Trustees shall accompany an application requesting approval of the Zoning Plan or Development Plan. In addition, the applicant shall also be responsible for all reasonable and necessary expenses incurred by Jerome Township in using professional consulting services to review the Zoning Plan and/or Development Plan. These expenses may include, without limitation, costs for professional consultants such as architects, landscape architects, planners and engineers utilized by the Township in connection with reviewing the Zoning Plan or Development Plan and related application materials. As soon as reasonably practicable following the submission of an application for approval of a Zoning Plan or Development Plan, the Zoning Commission shall decide if it needs a professional consultant(s) to assist it in reviewing the application. If the Zoning Commission decides it needs professional consulting services, it shall designate the person(s) to be consulted and make an initial estimate of the expenses anticipated to be incurred in reviewing the application materials. The Zoning Commission shall provide the applicant with notice of its initial estimate of such expenses. This initial estimate will be reviewed, and may be revised, from time to time during the review process, and, if such review results in an increase in the estimated professional consulting fees and charges which will be incurred in the Township's review of the application materials, the Zoning Commission shall send the applicant written notice of the revised estimate of fees and charges. Within fourteen (14) days of the date of the notice of the initial estimate of fees and charges (and, if applicable, within fourteen (14) days of the date of the notice of any revised estimate), the applicant shall deposit in the office of the Township Fiscal Officer or the Fiscal Officer's designee, an amount equal to the estimated cost of the Township's expenses. In making the estimate of the professional consulting fees and charges anticipated to be incurred, the Zoning Commission shall consider the reasonable commercial rates of qualified professionals and reasonable estimates of time to complete the review. Any unused portion of the estimated amount received to cover the professional consulting fees and charges shall be returned to the applicant as soon as practicable following the final disposition of the application, along with a summary of the fees and charges expended for such services.

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500.11 Phases

A project which is the subject of the Zoning Plan may be approved for development in phases. Each phase shall require approval of a Development Plan for that phase pursuant to the procedures set forth herein. Unless otherwise specified in the Zoning Plan or absent an extension approved by the Board of Trustees, all phases shall be submitted for and receive Development Plan approval within the time frame set forth in Section 500.09 (4). An application for Development Plan approval for each phase of a project shall be annotated as to the as built conditions and shall be supplemented with an updated construction schedule. The phasing schedule shall be fully described in the Zoning Plan in a manner sufficient to give Township officials guidelines for the timing of future phases.

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Logan-Union-Champaign
regional planning commission

Staff Report – Richland Township Zoning Amendment

Jurisdiction:	Richland Township Zoning Commission c/o Wayne Wickerham 9249 State Route 117 Huntsville, OH 43324 (937) 407-2473
Request:	<p>The Zoning Commission received an application to rezone a single parcel (1.922 acres) from Medium Density Residential District (R-2) to Local Business District (B-2).</p> <p>Parcel(s) involved:</p> <ul style="list-style-type: none">○ 38-006-00-00-015.020 <p>Acreage proposed to be rezoned:</p> <ul style="list-style-type: none">○ 1.922 <p>Existing use:</p> <ul style="list-style-type: none">○ “Vacant land” <p>Proposed use:</p> <ul style="list-style-type: none">○ “Commercial parking lot, boat docks & associated facilities”
Location:	The parcel is in the northeast corner of Indian Lake at the intersection of Parker Drive and Oak Avenue.
Staff Analysis:	<p>Application. The proposed use is described in detail in the application. The intent is for a facility to provide local access to boating with a neighborhood park-like appearance. The application identifies a community need for property owners in the area, who do not have water frontage, to have a space to dock boats. The intent is to limit the use to parking and docking.</p> <p>Zoning Resolution & Comprehensive Plan. The Logan County Comprehensive Plan was updated in 2007; Richland Township does not have a comprehensive plan separate from its Zoning Resolution. The County Plan does not offer guidance on this exact scenario, but generally recommends commercial growth and development in Villages/Cities to contain sprawl.</p> <p>The purpose of the R-2 District is to permit establishment of medium density single family dwellings not to exceed eight dwelling units per gross acre. The classification more closely resembles the existing development pattern within the older</p>



Logan-Union-Champaign regional planning commission Staff Report – Richland Township Zoning Amendment

	<p>platted subdivisions in the Township. The district is also designed to permit multi-family dwellings as a conditional use (Zoning Resolution, pp. 30).</p> <p>The purpose of the Local Business District (B-2) is to provide land for retail and personal service establishments offering convenience-type goods and services for the daily needs of the people. Some shopping-type retail facilities may be permitted as a conditional use (Zoning Resolution, pp. 30).</p> <p>It is not unusual for residential subdivisions to include common areas to serve residents; boat docks and associated facilities seem a reasonable common area facility. Unfortunately, the R-2 District does not list commercial/non-commercial recreation as a permitted or conditional use. Only the U-1 District and B-2 District permit recreation as either principal or conditional uses.</p> <p>Vicinity Land Uses & Zoning.</p> <p>Land uses west and north of the parcel appear to be predominantly single-family residential subdivisions. This includes some vacant lands.</p> <p>Land uses east and south of the parcel appear to be predominantly natural/preserve/recreation, including Indian Lake itself and lands owned by the State of Ohio. Lands further east are predominantly agricultural.</p> <p>All adjoining and adjacent zoning is R-2 District, there is no B-2 District—the closest B-2 District is +/-0.25 miles from this parcel. Reclassifying this R-2 District parcel to B-2 District may create a spot of B-2 District and will allow the variety of uses permitted in the District on the parcel.</p> <p>Rezoning this parcel and additional acreage to the east to U-1 District may be a larger more comprehensive rezoning, permitting uses including conservation, single-family dwellings, agriculture, and recreation (as a conditional use).</p>
Staff Recommendations	<p>Staff recommends <i>DENIAL</i> of the proposed zoning amendment. Staff is concerned about the small size of the area proposed, that it is not adjacent to an existing B-2 District, and that rezoning to B-2 would allow additional uses not necessarily compatible with the existing neighborhood.</p> <p>A new application to rezone a larger area to U-1 seems more in keeping with nearby land uses and the Zoning Resolution.</p>



Logan-Union-Champaign
regional planning commission
Staff Report – Richland Township Zoning Amendment

Z&S Committee Recommendations	
--	--

Date of Request.

December 28, 2018

Logan-Union-Champaign Regional Planning Commission
c/o Brad Bodenmiller
PO Box 219
East Liberty, OH 43319
bradbodenmiller@lucplanning.com

RE: Zoning Parcel Amendment Application, Richland Township, Logan County
IL Shore Holding LLC

Dear LUC Regional Planning Commission Committee Members:

Richland
The ~~Stokes~~ Township Zoning Commission received a Zoning Parcel Amendment Application. The Application proposes an alteration to the Zoning Map.

Description of Zoning Parcel Amendment.

The acreage involved is 1.922. The properties involved are: 38-006-00-00-015.020

The existing zoning is: R-2

The existing land use is: Vacant Land

The proposed zoning is: B-2

The proposed land use is: Commercial parking lot, boat docks, & associated facilities

Public Hearing.

The Richland Township Zoning Commission of Logan County, Ohio, will hold a public hearing concerning the proposed amendments at 7:00 PM on Jan 29, 2019, in the Richland Township Hall. (*Memorial Hall*)

Point of Contact.

Please consider me Richland Township's point of contact for this matter. My contact information is below:

Wayne Wilkerson

9249 State Route 117

Hunterville OH (937) 407-2473

Sincerely,

Wayne Wilkerson



Logan-Union-Champaign regional planning commission

Zoning Parcel Amendment Checklist

Date: 12-28-2018

Township: Richland

Amendment Title: IL Shoreholding LLC

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

**APPLICATION FOR ZONING AMENDMENT
RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO**

**TO THE BOARD OF TRUSTEES OF THE RICHLAND TOWNSHIP, LOGAN COUNTY,
STATE OF OHIO:**

We, the undersigned owner(s) of the following legally described property, hereby request consideration of a change in zoning district classification as specified below:

APPLICANTS' NAME:

IL Shore Holding, LLC

APPLICANTS' ADDRESS:

7860 Rose Path, Russells Point, Ohio 43348

APPLICANTS' PHONE:

937-935-2759

ADDRESS OF PROPERTY TO BE REVIEWED:

11101 Parker Drive, Belle Center, Ohio 43310

PPN #: 38-006-00-00-015.020 (V.M.S. Designation 13393, lot 5, containing 1.922 acres)

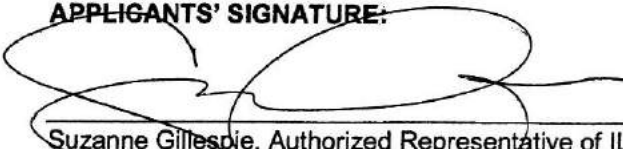
PRESENT EXISTING USE: Vacant Land

PRESENT ZONING DISTRICT: R-2

PROPOSED USE: Commercial parking lot, boat docks & associated facilities

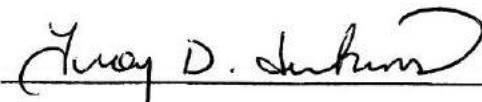
PROPOSED ZONING DISTRICT: B-2

APPLICANTS' SIGNATURE:


Suzanne Gillespie, Authorized Representative of IL Shore Holding, LLC

DATE: 12/19/18

ZONING INSPECTOR'S SIGNATURE:



DATE: 12/20/18

Required Attachments:

- a. Vicinity map approved by Zoning Inspector
- b. List of all property owners and their addresses
- c. Fee (\$1,000.00)
- d. Deed w/legal description
- e. Brief description of purpose for zoning change

Name of Contact Person John Bodin, Attorney for Applicants

Mailing Address Thompson, Dunlap & Heydinger, Ltd., 1111 Rush Ave., PO Box 68, Bellefontaine, OH 43311 **Phone No.** (937) 593-6065

LOT 38-006-006-00-00-015-020
IL SHORE HOLDINGS LLC



0 10 20 30 40
SCALE IN FEET

SCALE		SHEET NUMBER	
1 = 40		1/1	
PLOT DATE		5/11/2018	
FILE NAME		BOAT DOCK PERMIT	

LOT 38-006-00-00-015-020
IL SHORE HOLDINGS LLC

R-2

R-2

150' x 120' AREA
TO BE FILLED 4' HIGHER

20.00'
11.00' TYP.

10.00'

20 EACH BAYS AT 11'
220.00' LONG

20 EACH BAYS AT 11'
220.00 LONG

24.00'

66.00' LONG
6 BAYS AT 11'

30.00'

24.00'

SCALE 1" = 40'

SCALE SHEET NUMBER

1 = 40

PLOT DATE

5/11/2018

FILE NAME

BOAT DOCK PERMIT

1/1

LOT 38-006-006-00-00-015-020
IL SHORE HOLDINGS LLC

B-2

150' x 120' AREA
TO BE FILLED 4' HIGHER

20.00'
11.00' TYP.

40.00'

220.00' LONG
20 EACH BAYS AT 11'

24.00'

35.00'

30.00'

66.00' LONG
6 BAYS AT 11'

24.00'

220.00' LONG
20 EACH BAYS AT 11'

0 10 20 30 40
SCALE IN FEET

SCALE SHEET NUMBER

1 = 40

PLOT DATE

5/11/2018

1/1

FILE NAME

BOAT DOCK PERMIT

IL Shore Holding, LLC
Indian Lake Shores Property

Individuals owning property adjacent to the IL Shore Holding property-

- ROBERT ANDERSON
16172 OAK AVE
BELLE CENTER OH 43310
- COCKERHAM LESTER & JOANN
5733 SOMERS GRATIS RD
CAMDEN OH 45311

Property owner across the channel-

- FLAHERTY TERESA & LINDA HASH & LARRY LUPTON ETAL
16167 OAK AVE
BELLE CENTER OH 43310
 - Also owns across the street
- MARTIN E SCHULZE ETUX & MARY E SCHULZE
961 UNION RD
CLAYTON OH 45315
- SANDRA K SMITH
11395 PARKER DR
BELLE CENTER OH 43310
- MICHAEL AND GEORGIA MATTHEWS
11088 PEACH LANE
BELLE CENTER OH 43310
- GARY R SALMONS ETAL
8277 WINDY HOLLOW RD
JOHNSTOWN OH 43031
- BRUCE M BLACK
2995 LAWRENCE RD
HARROD OH 45850
- TAYLOR MICHAEL P & LORI A
11044 PEACH CT
LAKEVIEW OH 43331



GENERAL WARRANTY DEED
(PURSUANT TO OHIO REVISED CODE § 5302.05)

KNOW ALL MEN BY THESE PRESENTS that **PHILLIP M. ROEDER**, a married person, of Hancock County, Ohio, and **ANDREW LASITER**, a married person, of Hancock County, Ohio, for valuable consideration paid, grant with general warranty covenants, to **IL SHORE HOLDING L.L.C.**, AN OHIO LIMITED LIABILITY COMPANY, whose tax mailing address is:

7860 Rose Path
Russells Point, Logan County, Ohio 43348,

the real property described in the attached *Exhibit A* herein incorporated by reference.

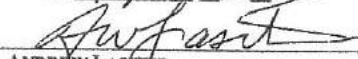
Permanent Parcel #: 38-006-00-00-015.020

Prior Instr. Reference: OR Vol 1127, Page 468

IN WITNESS WHEREOF, We have subscribed our names on May 17, 2017.



PHILLIP M. ROEDER



ANDREW LASITER

RELEASE OF DOWER: **JANINE K. LADD-ROEDER**, spouse of the grantor, hereby releases her entire expectancy of dower, in the real property described herein, and evidences such release with her signature below.



JANINE K. LADD-ROEDER

RELEASE OF DOWER: **RHONDA LASITER**, spouse of the grantor, hereby releases her entire expectancy of dower, in the real property described herein, and evidences such release with her signature below.



RHONDA LASITER

EXHIBIT "A"

Parcel Number: 38-006-00-00-015.020

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio.

Being out of the Phillip M. Roeder and Andrew Lasiter 5.143 acre tract as deeded and described in Official Record 1127, Page 468 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a point in a channel on the Southeast corner of Lot 11 and Northeast corner of Lot 10 of Wilderness Shores Subdivision Phase Two (Plat Cabinet B, Slide 104).

Thence, with the lines of the Robert Anderson 0.307 acre tract (O.R. 1119, Pg. 106), the following three courses:

N. 84°-06' -57" E, a distance of 150.07 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 45.00 feet.

N. 05° -56' -59" W, a distance of 66.31 feet to a 5/8 inch iron rod found.

With a curve to the left, having a central angle of 87° -23' 37", a radius of 25.00 feet, an arc length of 38.13 feet, a chord bearing N 52° -15' 00" W, a distance of 34.54 feet to a 5/8 inch iron rod found on the South right-of-way of Oak Avenue.

Thence, with the South right-of-way of Oak Avenue (50 feet wide), N 84° -05'-00" E, a distance of 75.00 feet to a 5/8 inch iron rod found.

Thence, with the East right-of-way of Parker Drive, N 05° -55' -00" W, a distance of 80.00 feet to a 5/8 inch iron rod set.

Thence, S 24° -30' -37" E, a distance of 349.33 feet to a point in the channel, passing a 5/8 inch iron rod set at 329.33 feet.

Thence, within the channel, the following two courses:

S 47° -49' 00" W, a distance of 248.30 feet to a point, reference by a 5/8 inch iron rod set bearing N 20° -57' -56" E, a distance of 23.56 feet.

S 07° -01' -59" W, a distance of 12.75 feet to a point on the Northeast corner of Lot 5 of the aforesaid Wilderness Shores Subdivision Phase Two.

Thence, with the lines of Wilderness Shores Subdivision Phase Two and within a private channel, the following two courses:

N 61° -53' -10" W, a distance of 130.94 feet to a point, referenced by a 5/8 inch iron rod set bearing N 59° -56' -31" E, a distance of 43.43 feet.

N 05° -53' -11" W, a distance of 247.05 feet to the **Point of Beginning**.

Containing 1.922 acres.

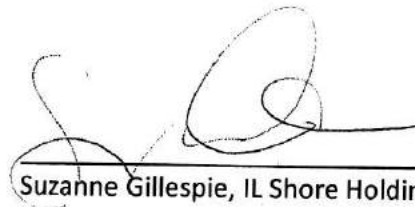
Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the South right-of-way of Locust Avenue, being N 84° -05' -00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 27, 2016. Description prepared by Jeffrey L. Lee, professional surveyor 6359 on November 1st, 2016.

DESCRIPTION OF PURPOSE FOR ZONING CHANGE

Our plan is for IL Shore Holding, LLC to build and maintain a facility which would provide an opportunity for local access to boating, with a safe, but attractive neighborhood park like appearance. There is a community need for property owners in this residential area who do not have property frontage on the water to have a space to dock their boat, so that they may have convenient access to boating on Indian Lake. For the many community residents who have already expressed an interest in reserving one of these proposed docking spaces, this location is a short walk from their property. We will also provide plenty of off-street parking for those who might not be able to walk to their boat.

Our docks will be constructed to the highest industry standards and will be maintained on a regular basis. The area will be attractively landscaped and limited in use for parking and docking. We have established a good reputation in dock rentals over our eight years in this community and feel that we are well-suited to satisfy this demand.

A handwritten signature in black ink, appearing to read 'Suzanne Gillespie', is written over a horizontal line.

Suzanne Gillespie, IL Shore Holding, LLC

ARTICLE VIII ESTABLISHMENT AND PURPOSE OF DISTRICTS

Section 800 Intent. The following zoning districts are hereby established for the township. For the interpretation of this Resolution, the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this Resolution. In addition, the specific purpose of each zoning district shall be as stated.

Section 810 Rural District (U-1). The intention of the rural district is to provide land which is suitable or used for agriculture, conservation, very low density residential and public and quasipublic purpose. Very low density residential land use refers to farm housing units and isolated residential developments not requiring a major plat under the County's Subdivision Regulations. (A major plat consists of 6 or more lots). Some residential, commercial and industrial development may be permitted as conditional uses under Section 560. On-site water and sewer facilities are permitted, provided such facilities comply with the County Health Department or the Ohio Environmental Protection Agency regulations as the case may be. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

Section 811 Low Density Residential District (R-1). The purpose of the low density residential district is to provide land for single family dwelling units not to exceed four dwelling units per acre with a central sewerage system. This district shall also include land that is subdivided which requires a major plat under the County's Subdivision Regulations. (A major plat consists of 6 or more lots). Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

Section 812 Medium Density Residential District (R-2). The purpose of the R-2 District is to permit the establishment of medium density single family dwellings not to exceed eight dwelling units per gross acre with a central sewerage system. This classification more closely resembles the existing development pattern within the older platted subdivisions in the township. This district is also designed to permit multi-family dwellings as a conditional use. Specific permitted uses and conditional uses are listed on the Official Schedule of District Regulations.

Section 813 Local Business District (B-2). The purpose of the local business district is to provide land for retail and personal service establishments offering convenience-type goods and services for the daily needs of the people. Some shopping-type retail facilities may be permitted as a conditional use. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

Section 814 Heavy Manufacturing District (M-2). The purpose of the heavy manufacturing district is to provide land for the development or operation of major manufacturing, processing, warehousing, research and testing facilities. These activities may require extensive community facilities or reasonable access to collector and arterial highways; they may have extensive open storage and service areas and generate heavy traffic. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations-

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

Richland township

ZONING DISTRICTS

(Symbols as used on the Official Zoning Map)

PERMITTED USES

(Accessory Uses and essential services are included)

CONDITIONAL USES

(Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)

1

2

3

U-1 RURAL	Single-family dwelling; Agriculture; Conservation; Very low density residential; Home occupation; Roadside vegetable produce stands; Manufactured dwelling (Mod- ular & sectional units); Pub- lic & quasipublic uses; Tree & plant nursery;	Veterinary animal hospital or clinic; Kennel; Mineral extrac- tion; Service business; Commer- cial & non-commercial recreation; Convenience & shopping-type re- tail; Public service facility; Personal services; Offices; Wholesale & warehousing; Essen- tial services; Light manufactur- ing, Manufactured dwelling (mo- bile home); Manufactured dwell- ing (mobile home) park; Junk yard; Motor vehicle salvage fa- cility;
R-1 LOW DENSITY RESIDENTIAL	Single-family dwelling; Manufactured dwelling (Mod- ular & sectional units); Public & quasipublic uses;	Essential services; Home occupation;
R-2 MEDIUM DENSITY RESIDENTIAL	Single-family dwelling; Manufactured dwelling (Mod- ular & sectional units); Public & quasipublic uses;	Home occupation; Essential services; Manufactured dwelling (mobile home*); Multi-family dwelling;
B-2 LOCAL BUSINESS	Commercial recreation; Con- venience & shopping type retail; Offices; Gasoline service station; Eating & drinking establishment; Service business; Personal services; Transient lodgings; Warehouses; Single-family dwelling*; Manufactured dwell- ing (modular, sectional & mo- bile units*); Public & quasi- public uses; Tree & plant nursery;	Light manufacturing; Multi-family dwelling*. Public service fa- cility; Essential services; Manufactured dwelling (mobile home) park;
M-2 HEAVY MANU- FACTURING	Light & heavy manufacturing; Service business; Offices; Supply yards; Wholesale & warehousing; Transport term- inals; Single-family dwelling*; Manufactured dwelling (Modu- lar & sectional units*; Min- eral extraction; Public & quasipublic uses;	Public service facility; Manufactured dwelling (mobile home*);



Zoning & Subdivision Committee
Thursday, January 10, 2019

The Zoning and Subdivision Committee met in regular session on Thursday, January 10, 2019 at 12:30 pm at the LUC East Liberty Office.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Wes Dodds, Chad Flowers, Charles Hall, Steve McCall, Heather Martin, Bill Narducci, Tammy Noble for Vince Papsidero and Andy Yoder. Absent members were: Tom Scheiderer and Jeff Stauch.

Guests included: Mark Spagnuolo, Jerome Township; Justin Wollenberg, Terrain Evolution; Matt Chamberlin, IL Shore Holding; Adam Moore, City of Urbana; Jeff Stroupe, Landscapes by Ferra; Gary Smith, G2 Planning & Design; John Bodin, Thompson, Dunlap & Heydinger; Suzanne Gillespie, IL Shore Holding; Derek Gillespie, IL Shore Holding; Wayne Wickerham, Richland Township; Tim Jenkins, Richland Township.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Wes Dodds moved a motion to approve the minutes from the December 13, 2018 meeting as written and Andy Yoder seconded. All in favor.

1. Zoning and Subdivision Committee Appointments 2019
 - Nominations were opened, and Charles nominated Scott Coleman as the Chair and Wes Dodds as the Co-Chair and Andy Yoder seconded. There were no other nominations received.
 - Charles Hall moved a motion to accept the recommended appointees and Steve McCall seconded. All in favor.
2. Review of VN-3 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Bill Narducci – The preliminary plat in nature is a preliminary engineering plan; we didn't see anything major; nothing that will jeopardize them moving forward; nothing serious in nature.
 - Charles Hall moved a motion to recommend approval of the VN-3 Preliminary Plat as recommended by the staff report and Bill Narducci seconded. All in favor.
3. Review of Jerome Township Zoning Parcel Amendment (Union County) – Staff Report by Brad Bodenmiller



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Charles Hall asked for clarification regarding a ditch in the vicinity.
- Tammy Noble – What's the zoning district that they're proposing?
 - Brad Bodenmiller – It's a Planned Unit District. Brad further explained zoning districts in the area.
- Charles Hall asked what the Township intends.
 - Mark Spagnuolo reported the Zoning Commission hasn't reviewed this.
 - Gary Smith reported that the Zoning Commission had an informal information presentation and e received encouraging feedback which is why we're moving forward.
- Scott Coleman – It cannot be a conditional use under the zoning?
 - Gary Smith – Correct.
- Charles Hall – Our denial should be there until the Township straightens out what it should be.
- Tammy Noble asked how it would work procedurally?
 - Mark Spagnuolo – This would essentially be approval of a development with a use that's not appropriate for the area.
- Tammy Noble – You're in the middle of an update to your comprehensive plan, right?
 - Mark Spagnuolo – We haven't started yet but we are involved in the PUD overlay process.
- Gary Smith – I used to be the zoning officer for Jerome Township; I actually wrote a large portion of the comprehensive plan before joining the township while I was in private practice. This happens frequently because of my past with the township, I do have folks request my help because of my relationship with the township. I've always been a big cheerleader of the comprehensive plan. When I first met Jeff, that was one of the first things that I asked. I think there are a couple of good reasons to consider this and I think that's what the Zoning Commission felt. Gary passed out a handout to further explain the comprehensive plan. Gary provided the committee with the background of subdivisions in the township and what was happening when the comprehensive plan was developed. Gary introduced the applicant and why Gary feels like the applicant should be allowed to move his business to this new area and the reason he believes it should be allowed. Gary believes that because this business is already in the township, the applicant should be allowed to rezone the property regardless of the current zoning.
- Mark Spagnuolo – Gary did spend a lot of time with the township as the zoning inspector before me. I believe we have a philosophical difference. I believe it should be a straight rezoning instead of a PUD. A PUD is a lot of work for the Township to manage. If it's a zoning change, it's easy for the township to manage. I would have preferred a straight rezoning, it's cleaner and easier for the zoning commission to understand. In regard to how it fits with the overlay zoning, I'm not sure that it's compatible with that. We have a zoning district

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

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Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

that allows for landscape businesses and there's a lot of them, and they somehow survive there.

- Tammy Noble – The Zoning Commission makes a recommendation to the Township. These are policy decisions that need to be made and those need to be made before this is approved.
 - Scott Coleman – This committee just makes a recommendation to the Zoning Commission, they don't have to do what we say.
 - Charles Hall – This is only if, if we recommend it, does that oversurf what the township does? Really it falls back on the Township doing what it has to do, and we do what we have to do.
 - Scott Coleman – We deal with the comprehensive plan and whether it's up to date or not, traditionally this committee has put a lot of emphasis on those plans.
 - Charles Hall – I'm aware of this area and the issues of this area. I think we just got the cart before the horse.
 - Charles Hall moved a motion to recommend denial of the Jerome Township Zoning Parcel Amendment in accordance with the staff report and comments from committee members and Steve McCall seconded. All in favor.
 - Charles Hall – You have a problem with your location, but I think you need to work with the Zoning Commission and Township if you want to stay in the Township.
4. Review of Richland Township Zoning Parcel Amendment (Logan County) – Staff Report by Brad Bodenmiller
- Andy Yoder asked for clarification regarding rezoning to U1.
 - Tim Jenkins – I think this is a great idea and it certainly helps with revenue. I think Mr. Gillespie does good work; he does a great job. He's put a couple of these docks in around the lake, there's a need for boat docks. He's also informed us that all he wants this land to serve as a parking lot; he'll sign off on that.
 - Wayne Wickerham – There are 126 people who have signed a petition against it. It carries no weight, but there are people against it.
 - Matt Chamberlin – We understand and appreciate the concerns about the B2. Our concern is if we pull back and make a U1 application, we have to go back through the process. The actual use would not be completely consistent with that designation either. I think we would request and appreciate a recommendation to signal to the zoning commission that they have another option to grant it with modifications and conditions. As soon as this can be approved from the zoning perspective, we're prepared to address publicly the concerns among the local residents about traffic flow and use. Matt provided information regarding the rules and regulations regarding these boat docks. The gist is that I would request that you give the committee a couple of options. Let them know they can deny or allow it with modifications.

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Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Tammy Noble – This is a straight zoning?
 - Brad Bodenmiller – Yes. You can't make the modification as an option because of that.
 - Matt Chamberlin – The residential neighborhood includes a lot of houses off the lake that would allow them to take advantage of boat docks. With the straight zoning, the township can't enforce modifications.
 - Scott Coleman – There were no restrictions on the property?
 - Derek Gillespie – ODNR has already studies and approved it. The parking lot in front of the docks is the issue.
- Wes Dodds – Most of the property is waterfront? Would it make sense that the township amend the resolution to put recreation in the resolution instead of having to do a rezoning if this issue comes up in the future? It would save the applicant from having to do a rezoning. I would think most of the waterfront development is residential without looking at a map.
- Scott Coleman – All of that commentary could be included in our response to the zoning commission.
- Wes Dodds while I don't disagree with the proposed use, I think the only recommendation of denial and recommend the township look at the zoning text to allow recreation in the R2 as a conditional use to allow.
- Wes Dodds moved a motion to recommend denial of the Richland Township Zoning Parcel Amendment in accordance with the staff report and recommend the township look at the zoning text and modify it to allow recreation in the R2 district as a conditional use and Tammy Noble seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:15 pm with Steve McCall moving a motion to adjourn and Andy Yoder seconding. All in favor.

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