



Applicant:	<p>Jerome Village Company, LLC c/o Steve Lark 375 North Front Street, Suite 200 Columbus, OH 43215 larks@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of the Jerome Village – Preliminary Plat Extension for a period of two (2) years.
Location:	Located north of US Hwy 33 on the east side of Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat Extension is for the Jerome Village Development in its entirety. The applicant is requesting another two-year extension. The Jerome Village Preliminary Plat was originally approved in February 2008, and then extended in 2010, 2012, 2014, 2016, 2018, 2020, 2022, and 2024.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water system ○ Method of sanitary waste disposal is the Jerome Village collection system and City of Maryville sanitary waste treatment <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ No new comments received as of 02-04-26. <p>• Union Soil & Water Conservation District</p> <ul style="list-style-type: none"> ○ No new comments received as of 02-04-26. <p>• Union County Health Department</p> <ul style="list-style-type: none"> ○ No new comments received as of 02-04-26. <p>• City of Marysville</p> <ul style="list-style-type: none"> ○ In an email dated 02-03-26, the City advised it had no further comments.
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	<ul style="list-style-type: none">• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 02-03-26. The Township did not raise concerns with the granting of a Preliminary Plat Extension.• ODOT District 6<ul style="list-style-type: none">○ No new comments received as of 02-04-26.• Union Rural Electric<ul style="list-style-type: none">○ No new comments received as of 02-04-26.• Ohio Edison<ul style="list-style-type: none">○ No new comments received as of 02-04-26.• LUC Regional Planning Commission<ol style="list-style-type: none">1. All prior comments/modifications from reviewing agencies, including those from past review periods dating back to 2008, shall be incorporated into platting of upcoming pods and phases (§318).
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Staff Recommendations:	Staff recommends CONDITIONAL APPROVAL of the Jerome Village – Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including past review periods dating back to 2008, shall be incorporated into future platting of phases and pods. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
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Z&S Committee Recommendations:	
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