



Staff Report – Jerome Professional Park Phase 2

Applicant:	Jerome Village Company, LLC c/o Steve Lark 375 North Front Street, Suite 200 Columbus, OH 43215 larks@nationwide.com Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com
Request:	Approval of Jerome Professional Park, Phase 2 – Amended Preliminary Plat.
Location:	Located between US 42 (east side) and Ewing Road, on the south side of Ravenhill Parkway in Jerome Township, Union County.

Staff Analysis:	This Amended Preliminary Plat involves 4.612 acres of land and proposes 1 commercial/medical office lot. Acreages: ○ 0.371 acres in right-of-way ○ 4.241 acres in commercial lots ○ 0.0 acres in open space Proposed utilities: ○ City of Marysville public water service ○ Jerome Village Community Authority collection and City of Marysville public sanitary waste treatment Preliminary Plat: ○ The Preliminary Plat was originally approved in October 2024. ○ The amendment impacts one lot. The amendment revises the location of the Marginal Access Street that runs within Lot 3. • Union County Engineer's Office ○ Previously, the Engineer's Office submitted comments in an email dated 10-07-24. Some of those comments
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	are listed below and summarized for reference. (Please refer to letter for all comments.) 1. The variance to allow a marginal access street with a 40' access easement was approved. 2. The variance to allow Lot 3 to function as a through lot was approved. 3. The variance to allow Sycamore Trace to dead end into the lots/private parking areas was approved. ○ Amendment #1: In an email dated 09-03-26, the Engineer's Office did not submit any new comments. The layout and design of the lots, streets, and other improvements remains approved. • Union County Soil & Water Conservation District ○ Previously, the District submitted comments in an email dated 09-27-24. At that time, the District advised it had no comments. ○ Amendment #1: In an email dated 09-01-26, the District did not submit any new comments. The Preliminary Drainage Plan remains approved. • Union County Health Department ○ No comments received as of 10-02-24 or 09-02-26. Standard comments from the Health Department are below: 1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)." 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department." 3. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a
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	private water system (PWS) and sewage treatment system (STS).” • City of Marysville ○ Previously, the City submitted comments in an email dated 10-02-24. <u>Some</u> of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.) 1. Please provide and label/dimension a 10’ Utility Easement flanking the right-of-way along Sycamore Trace to the right-of-way of US Hwy 42. ○ Amendment #1: In an email dated 09-02-26, the City advised it had no new comments. • Jerome Township ○ Previously, Jerome Township submitted comments in a letter dated 09-30-24. <u>Some</u> of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.) 1. The proposed Preliminary Plat complies with the Preliminary Development Plan. An approved Detailed Development Plan is required prior to establishment of any uses or construction of improvements. ○ Amendment #1: In a letter dated 09-02-26, the Township, the Township did not submit any new comments. • ODOT District 6 ○ Previously, District 6 submitted comments in an email dated 10-03-24. <u>Some</u> of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.) 1. A permit is needed from ODOT for any work within the existing US Hwy 42 right-of-way, including drainage. • Ohio Edison ○ No comments received as of 10-02-24 or 09-02-26. • LUC Regional Planning Commission 1. Sheet 1: Please list each variance on the title sheet of the Final Plat; include a description, the resolution number, and date. (The list on Sheet 1, 2. refers to two resolutions. The first one, #23-477 Dated 11/1/23, is
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	likely an error.) 2. Sheet 4: The marginal access street is a “40’ Drainage, Utility & Ingress/Egress Esmt” in Phase 1 (§313, 12.). 3. Sheet 4: The marginal access street requires dimensions (§313, 12.). 4. Sheet 4: Add building setback lines on Final Plat (§313, 13.). 5. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414). 6. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.). 7. 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.). 8. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
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Staff Recommendations:	Staff recommends CONDITIONAL APPROVAL of Jerome Professional Park, Phase 2 – Amended Preliminary Plat with the conditions that all comments/modifications from LUC and reviewing agencies, including those from past review periods, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final 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:	<i>Options for action:</i> ○ <i>Approval</i> ○ <i>Conditional Approval (state conditions)</i> ○ <i>Denial (state reasons)</i> ○ <i>Table (if requested)</i>
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