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| Applicant: | <p>Wicked Chicken, LLC 12877 Darby Creek Road Orient, OH 43146 caldwe61@aol.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com</p> |
| Request: | Approval of the Farm at Indian Run – Preliminary Plat Extension for a period of two (2) years. |
| Location: | Located east of the intersection of McKittrick Road and Mitchell-Dewitt Road and fronting on McKittrick Road in Jerome Township, Union County. |

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| Staff Analysis: | <p>This Preliminary Plat Extension is for the Farm at Indian Run – Preliminary Plat. This subdivision involves 24.729 acres of land and proposes 40 single-family residential lots. To date, 0 lots have been final platted.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water system ○ City of Marysville sanitary waste collection and treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The original Preliminary Plat was approved in February 2021. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ No comments received as of 02-01-23. <p>• Union Soil & Water Conservation District</p> <ul style="list-style-type: none"> ○ In an email dated 01-27-23, the District advised it had no additional comments. <p>• Union County Health Department</p> <ul style="list-style-type: none"> ○ In an email dated 01-26-23, the Health Department advised it had no comments. |
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| | <ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ In an email dated 02-01-23, the City advised it had no comments.• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 01-26-23. The Township did not raise concerns with the granting of a Preliminary Plat Extension.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 02-01-23.• Union Rural Electric<ul style="list-style-type: none">○ No comments received as of 02-01-23.• LUC Regional Planning Commission<ol style="list-style-type: none">1. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318). |
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| Staff Recommendations: | Staff recommends APPROVAL of the Farm at Indian Run – Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including prior LUC approvals with conditions, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal. |
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| Z&S Committee Recommendations: | |
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