



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee

Thursday, April 11, 2019

12:15 pm

- Minutes from last meeting of March 14, 2019
- 1. Glacier Pointe Neighborhood, Section 1 Amended Preliminary Plat (Union County)
– Staff Report by Brad Bodenmiller
- 2. Review of Jerome Township Parcel Amendment – Brewery (Union County) – Staff
Report by Brad Bodenmiller
- 3. Review of Jerome Township Parcel Amendment – Evergreen Land Company
(Union County) – Staff Report by Brad Bodenmiller
- 4. Review of Jerome Township Parcel Amendment – PDC Commerce Park (Union
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/Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Staff Report – Glacier Pointe Section 1

Applicant:	<p>Encore Living c/o Jay McIntire 5743 Snedegar Drive New Albany, OH 43054</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 Glacier Pointe, Section 1 – Amended Preliminary Plat.
Location:	Located north of the point where Mitchell-Dewitt Road crosses over US Hwy 33 in Jerome Township, Union County.

Staff Analysis:	<p>This Amended Preliminary Plat involves 49.218 acres of land and 79 single-family residential lots. The amendment shifts 29 lots and eliminates 1 lot (lots 13-42), adds open space at Coleman Drive, slightly shifts the alignment in Coleman Drive, extends Glacier Pointe Drive 150' north, and shifts the alignment in Glacier Pointe Drive to avoid a wetland.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 7.815 acres of right-of-way (1.179 acres existing + 6.636 acres proposed)○ 14.833 acres of single-family residential lots○ 26.570 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water system○ City of Marysville public sanitary waste treatment <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was originally approved 09-13-18. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The County submitted comments as part of the 09-13-18 review. In addition to those comments, the Engineer's Office submitted a comment in an email dated 04-05-19:
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Staff Report – Glacier Pointe Section 1

	<ol style="list-style-type: none">1. The lengthening of Glacier Pointe Drive has resulted in the temporary dead-end length of the roadway to exceed 200'. The County recommends the developer construct the roadway short of the 200' requirement as it only exceeds the standard by a few feet. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments received as of 04-03-19.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 04-03-19. Standard comments from the Health Department are below:<ol style="list-style-type: none">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 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<ul style="list-style-type: none">○ The City submitted comments as part of the 09-13-18 review. The City advised it does not have any additional comments in an email dated 04-03-19.• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments as part of the 09-13-18 review. No additional comments received as of 04-03-19.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 04-03-19.• Union Rural Electric
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Logan-Union-Champaign regional planning commission

Staff Report – Glacier Pointe Section 1

	<ul style="list-style-type: none">○ URE submitted comments as part of the 09-13-18 review. No additional comments received as of 04-03-19.• LUC Regional Planning Commission<ul style="list-style-type: none">○ All 09-13-18 comments from reviewing agencies and the approval with conditions remain effective (§318).○ Verify written and graphic scales on preliminary plat sheets (§313, 5.)○ Verify/Adjust general development summary acreages and densities (§313, 6.).○ Add dimensions to SAOS-D (§313, 16.).
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Staff Recommendations:	Staff recommends APPROVAL of Glacier Pointe, Section 1 – Amended Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies, including the 09-13-18 LUC approval, shall be incorporated into the Construction Drawings and the Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated <i>prior</i> to submittal.
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Z&S Committee Recommendations:	
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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: _____

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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

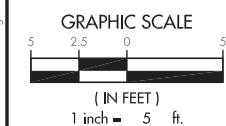
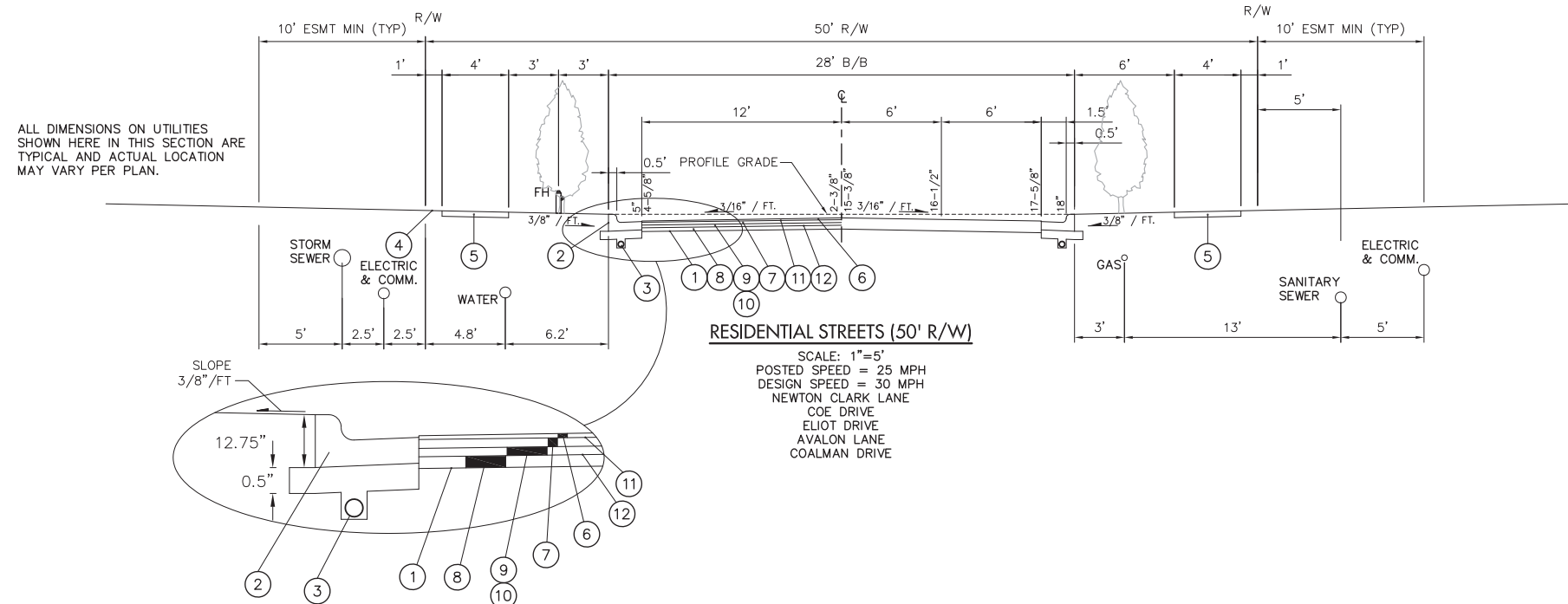
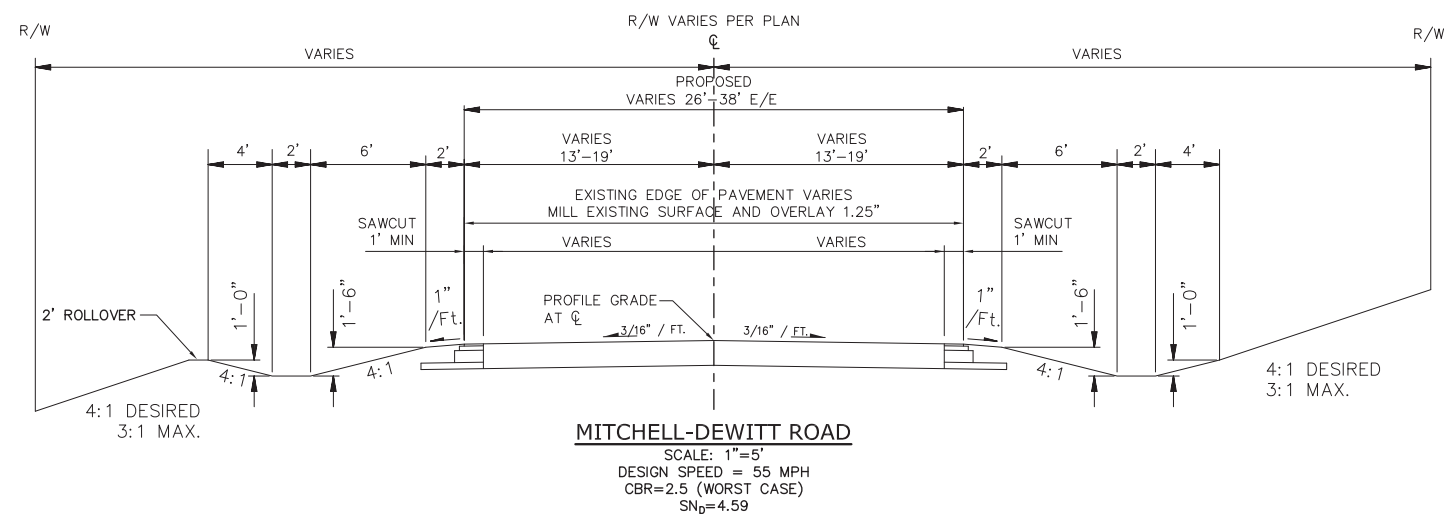
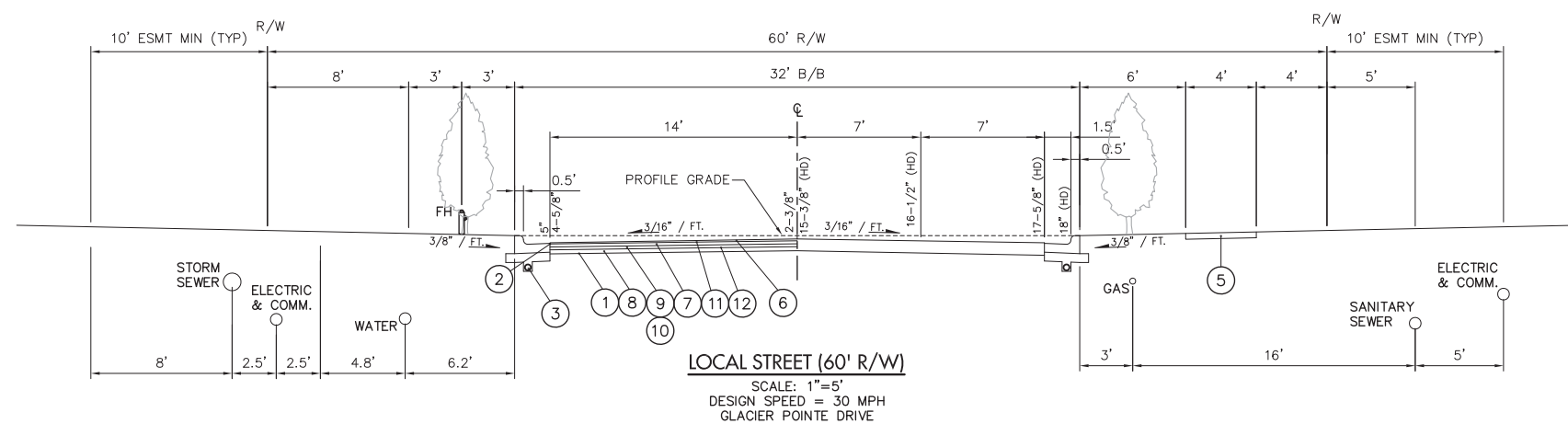
Director: Dave Gulden, AICP

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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- PUBLIC STREETS
- 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 441, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22 (448)
 - ⑦ ITEM 441, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22 (448)
 - ⑧ ITEM 304, 4" AGGREGATE BASE
 - ⑩ ITEM 301, 6" BITUMINOUS AGGREGATE BASE COURSE
 - ⑪ ITEM 407, TACK COAT (0.075 GAL/SY)
 - ⑫ ITEM 408, PRIME COAT (0.50 GAL/SY)
- SN = 3.71

- 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 441, 1-1/4" ASPHALT CONCRETE, SURFACE COURSE, TYPE 1, PG 64-22 (448)
 - 7 ITEM 441, 1-3/4" ASPHALT CONCRETE, INTERMEDIATE COURSE, TYPE 2, PG 64-22 (448)
 - 8 ITEM 304, 4" AGGREGATE BASE
 - 9 6" ROLLER-COMPACTED CONCRETE
 - 11 ITEM 407, TACK COAT (0.075 GAL/SY)
 - 12 ITEM 408, PRIME COAT (0.50 GAL/SY)
- SN = 3.71

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GLACIER POINTE

SECTION 1

TYPICAL SECTIONS

DRAWING SET STATUS:

<input checked="" type="checkbox"/>	PRELIMINARY
<input type="checkbox"/>	AGENCY REVIEW
<input type="checkbox"/>	CONSTRUCTION
<input type="checkbox"/>	AS-BUILT DOCUMENT

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 18-025		
DATE: MARCH, 2019		
SCALE:		
HORIZONTAL:		1" = 5'
VERTICAL:		N/A

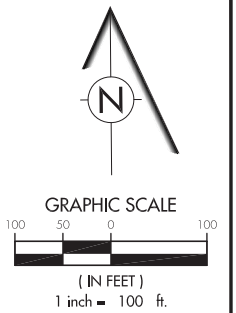
SHEET NO.: 2 / 22



TOTAL AREA (ACRES)	49.249
OPEN SPACE	26.562
GPOS	19.778
SAOS	6.792
RIGHT-OF-WAY	7.845
EXISTING	1.179
PROPOSED	6.666
LOTS	14.834
NUMBER OF LOTS	79
50' LOTS	67
70' LOTS	12
DENSITY (UNITS/ACRE)	
GROSS (# UNITS/TOTAL AREA)	1.604
NET (# UNITS/LOT AREA)	5.326
SETBACKS	50'
FRONT YARD	10'
REAR YARD	5'
SIDE YARD	5'

SAOS = SUB AREA OPEN SPACE
GPOS = GLACIER POINTE OPEN SPACE

RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1000.00'	10°55'52"	190.78'	S18°11'55"E	190.49'
C2	150.00'	65°50'32"	172.37'	S56°35'07"E	163.05'
C3	150.00'	51°11'56"	134.04'	S25°06'21"E	129.62'
C4	150.00'	58°19'09"	152.68'	S79°51'53"E	146.17'
C5	150.00'	56°18'24"	147.41'	N42°49'20"E	141.55'
C6	1980.00'	17°26'08"	602.53'	N5°57'04"E	600.20'
C7	1100.00'	3°35'50"	69.06'	S89°37'45"W	69.05'
C8	2200.00'	3°41'28"	141.73'	N33°09'12"E	141.71'
C9	600.00'	21°38'52"	226.69'	N20°29'02"E	225.35'
C10	250.00'	29°44'26"	129.77'	N24°31'49"E	128.32'
C11	500.00'	22°22'00"	195.19'	N28°13'02"E	193.95'
C12	2200.00'	24°37'40"	945.64'	N4°43'12"E	938.37'

[illegible]

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SECTION 1

GLACIER POINTE

PRELIMINARY PLAT

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

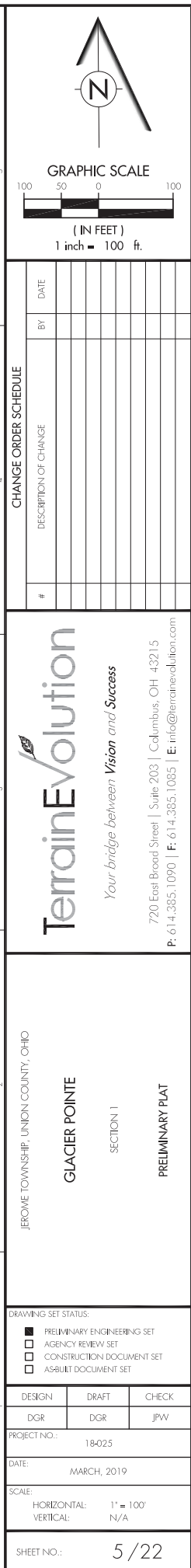
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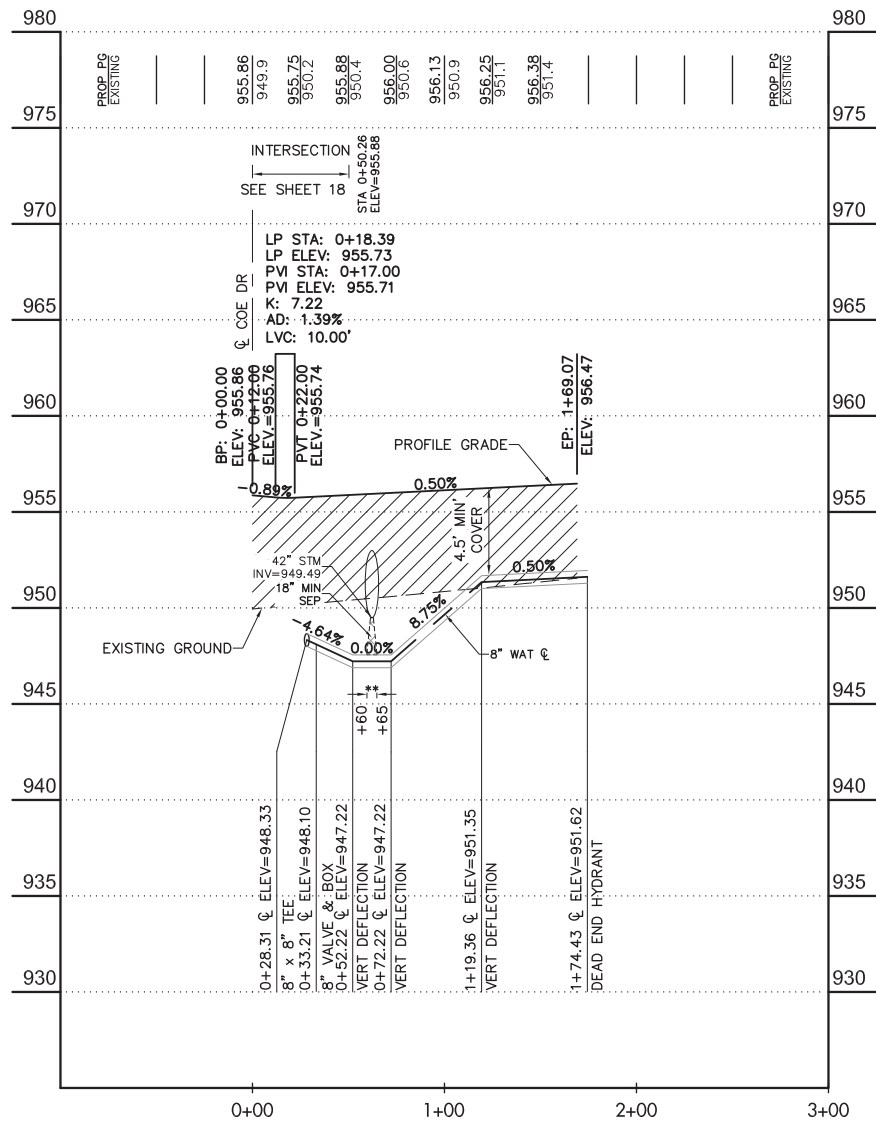
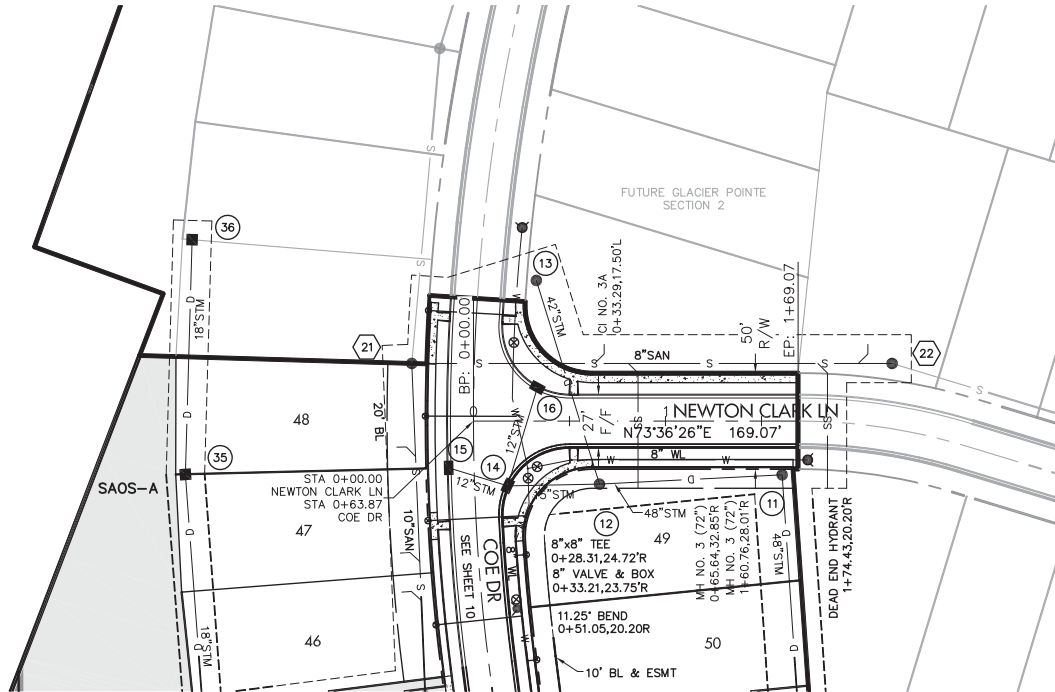
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DATE: MARCH, 2019		
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HORIZONTAL:	1" = 100'	
VERTICAL:	N/A	

SHEET NO.: 4 / 22

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LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE
W ————— W

STORM SEWER
D ————— D

SANITARY SEWER
S ————— S

ELECTRIC
E ————— E

TELEPHONE
T ————— T

GAS
G ————— G

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE
W ————— W

WATER VALVE
W ———— ⊗ ———— W

REDUCER
W ———— ► ———— W

FIRE HYDRANT
W ———— ⊙ ———— W

WATER SERVICE
 ———— ● ————

STORM SEWER
D ———— # ———— D

STORM SEWER MANHOLE
D ———— ● ———— D

STORM SEWER CATCH BASIN
D ———— ■ ———— D

STORM SEWER CURB INLET
D ———— # ———— D

SANITARY SEWER
S ————— S

SANITARY MANHOLE
S ———— # ———— S

SANITARY SERVICE
 ———— ● ————
SS

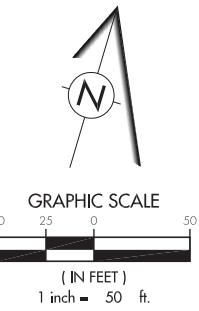
ODOT 203 FILL

** COMPACTED GRANULAR BACKFILL

GLACIER POINT OPEN SPACE

SUB AREA OPEN SPACE

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

[illegible]

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GLACIER POINTE

SECTION 1

PRELIMINARY STREET PLAN & PROFILE
NEWTON CLARK LANE

PRINTING SET STATUS:

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

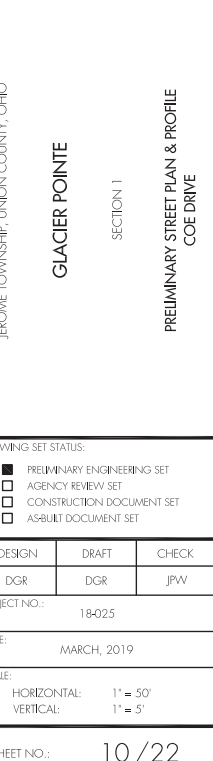
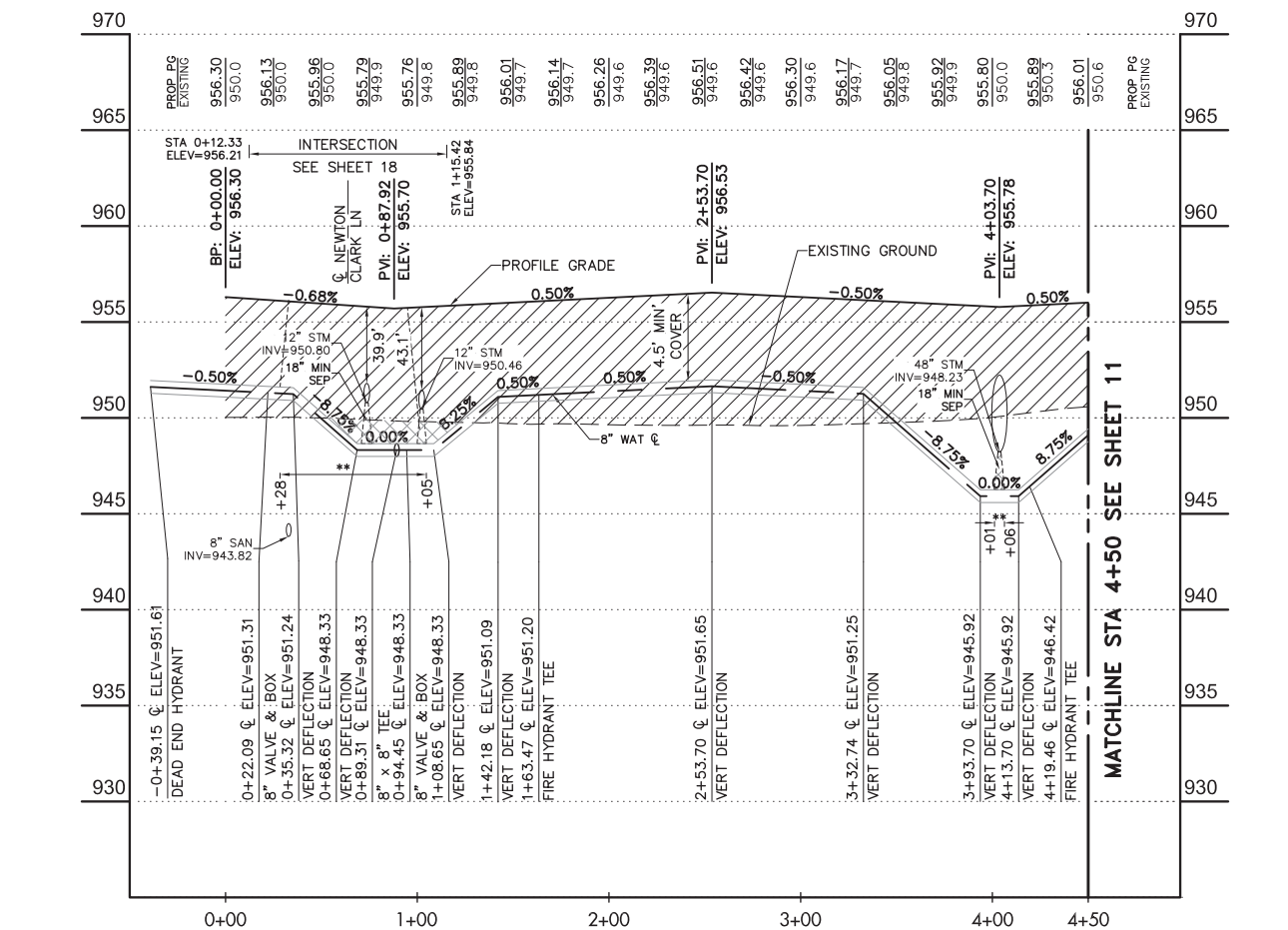
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PROJECT NO.: 18-025

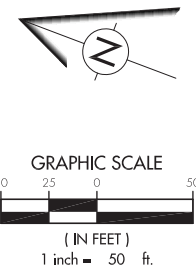
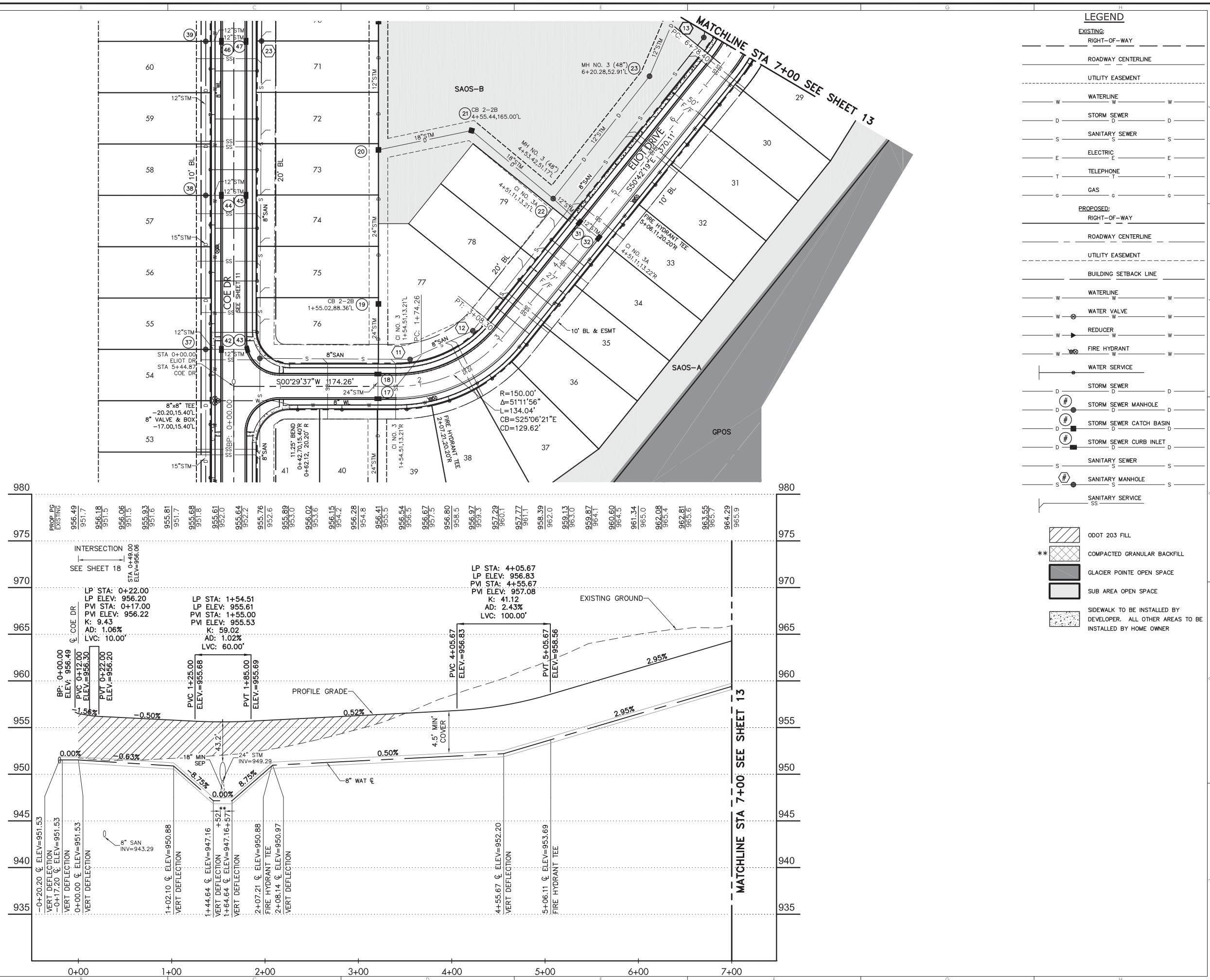
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 VERTICAL: 1" = 5'

SHEET NO.: 9/22



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ROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION I

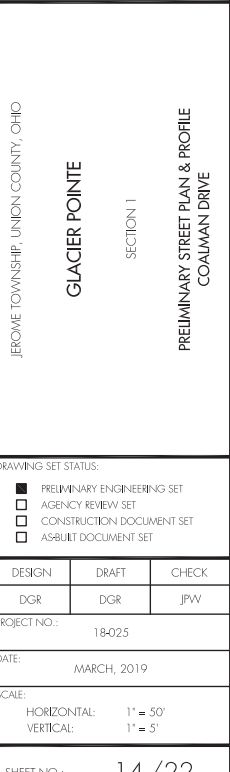
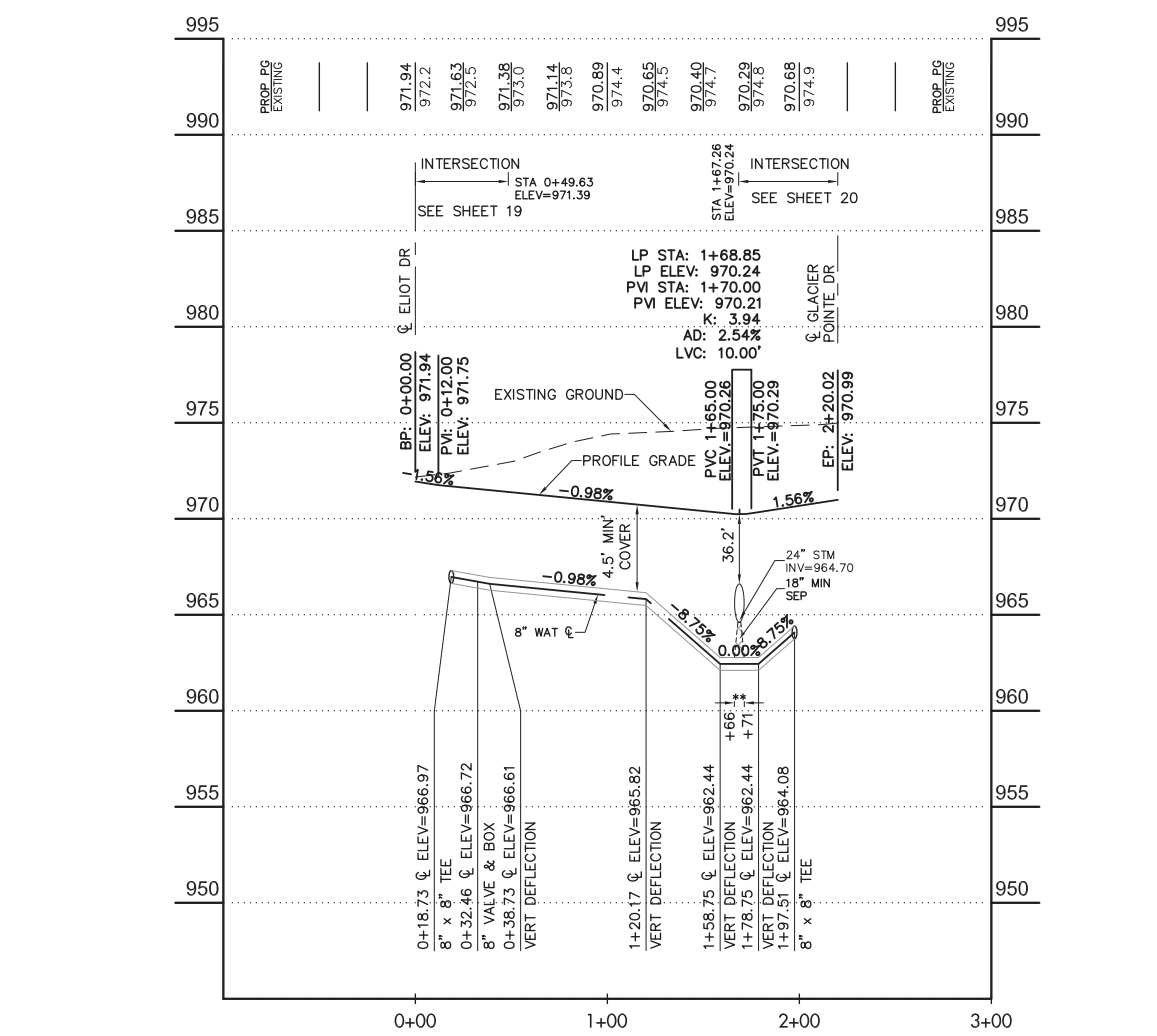
ELIOT DRIVE

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

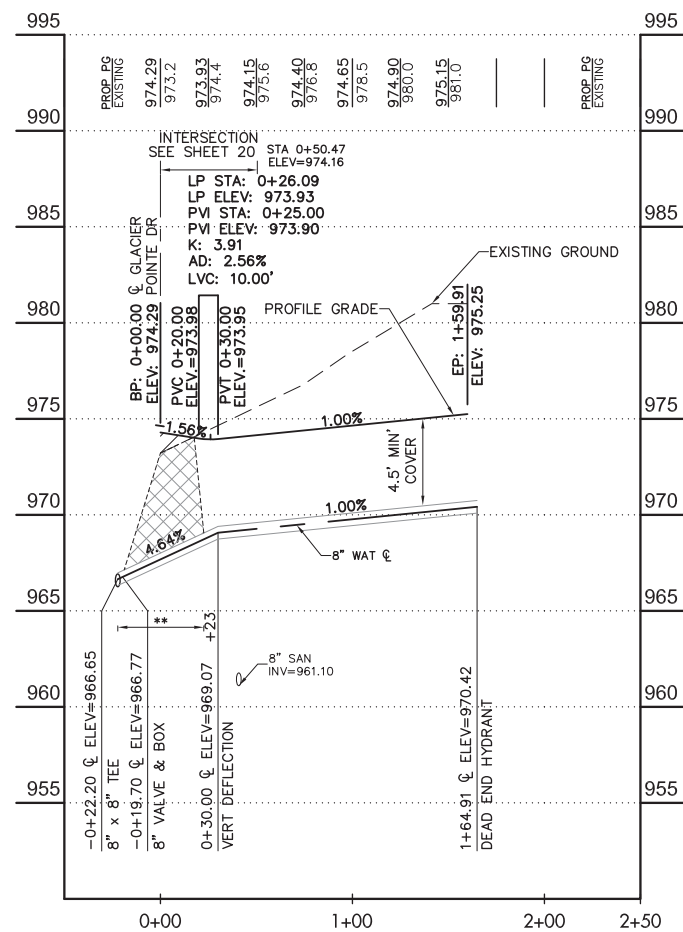
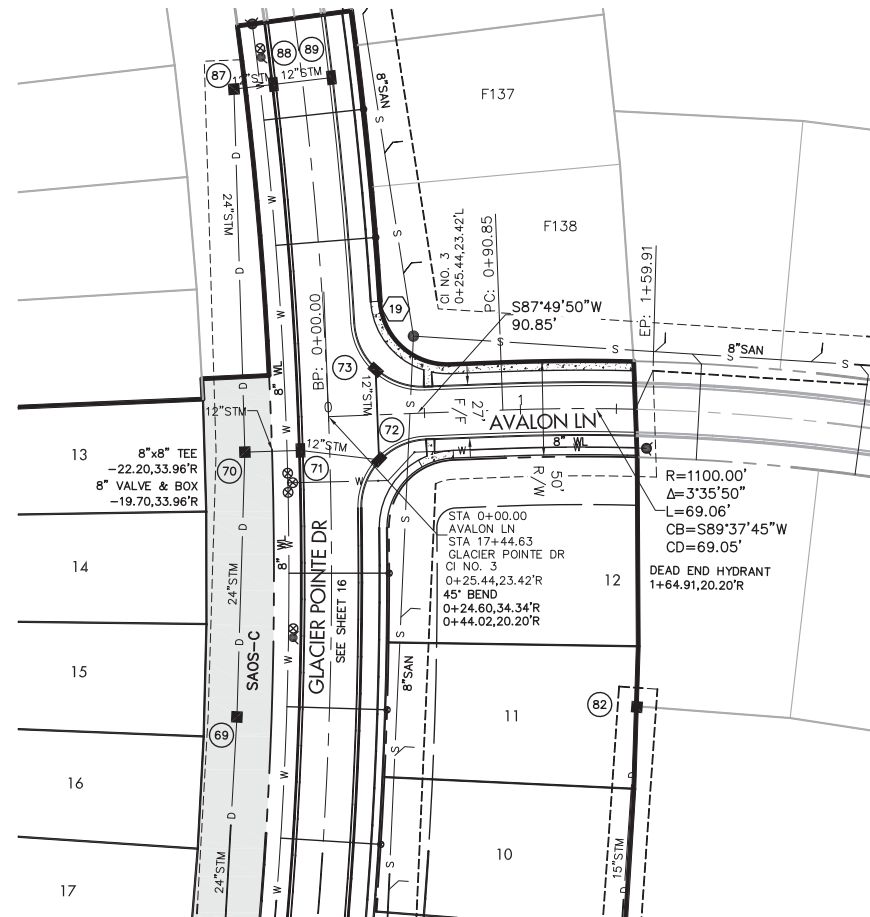
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DATE: MARCH, 2019		
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SHEET NO.: 12 / 22

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LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE
W

STORM SEWER
D

SANITARY SEWER
S

ELECTRIC
E

TELEPHONE
T

GAS
G

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE
W

WATER VALVE
W

REDUCER
W

FIRE HYDRANT
W

WATER SERVICE

STORM SEWER
D

STORM SEWER MANHOLE
D


STORM SEWER CATCH BASIN
D


STORM SEWER CURB INLET
D


SANITARY SEWER
S


SANITARY MANHOLE
S

SANITARY SERVICE
SS

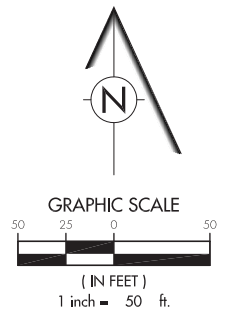

 ODOT 203 FILL



 * * COMPACTED GRANULAR BACKFILL


 GLACIER POINTE OPEN SPACE


 SUB AREA OPEN SPACE

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

[illegible]

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GLACIER POINTE

SECTION 1

PRELIMINARY STREET PLAN & PROFILE
AVALON LANE

DRAWINGS SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-025

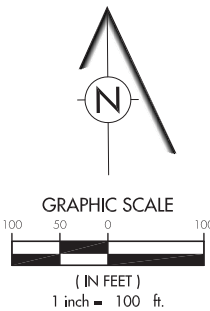
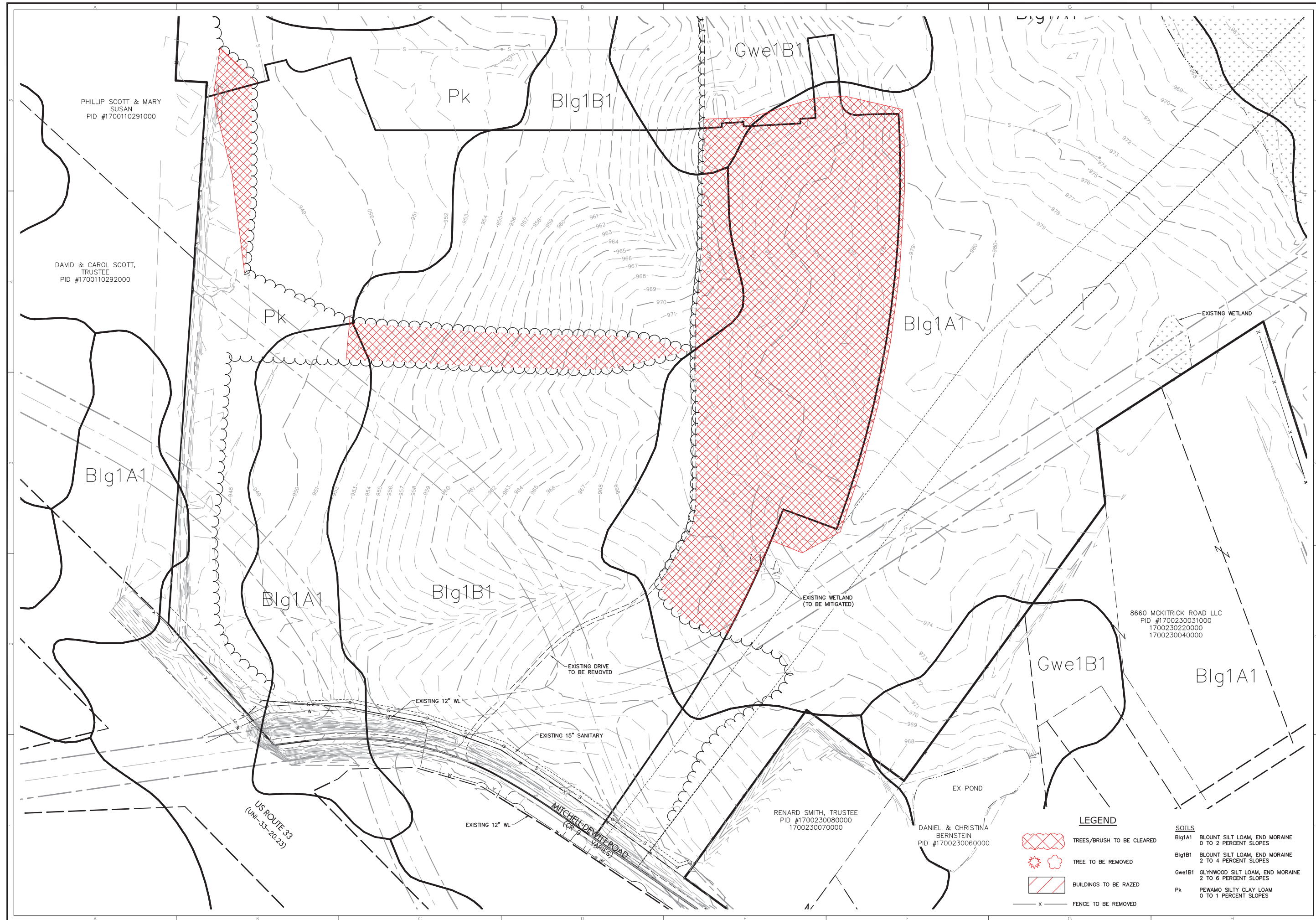
DATE: MARCH, 2019

SCALE:

HORIZONTAL:	1" = 50'
VERTICAL:	1" = 5'

SHEET NO.: 17/22

f:\18\18-025\DWG\07-Prelim 2nd Sub\18025-pp-598E\Modwg by.dwg 03/13/2019 01:52:22 pm - © Terrain Evolution, Inc.

[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@terrainevolution.com

EROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

EXISTING CONDITIONS PLAN

DRAWING SET STATUS

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

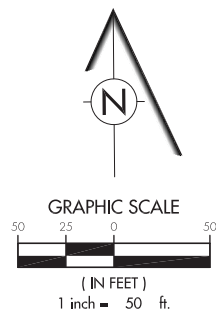
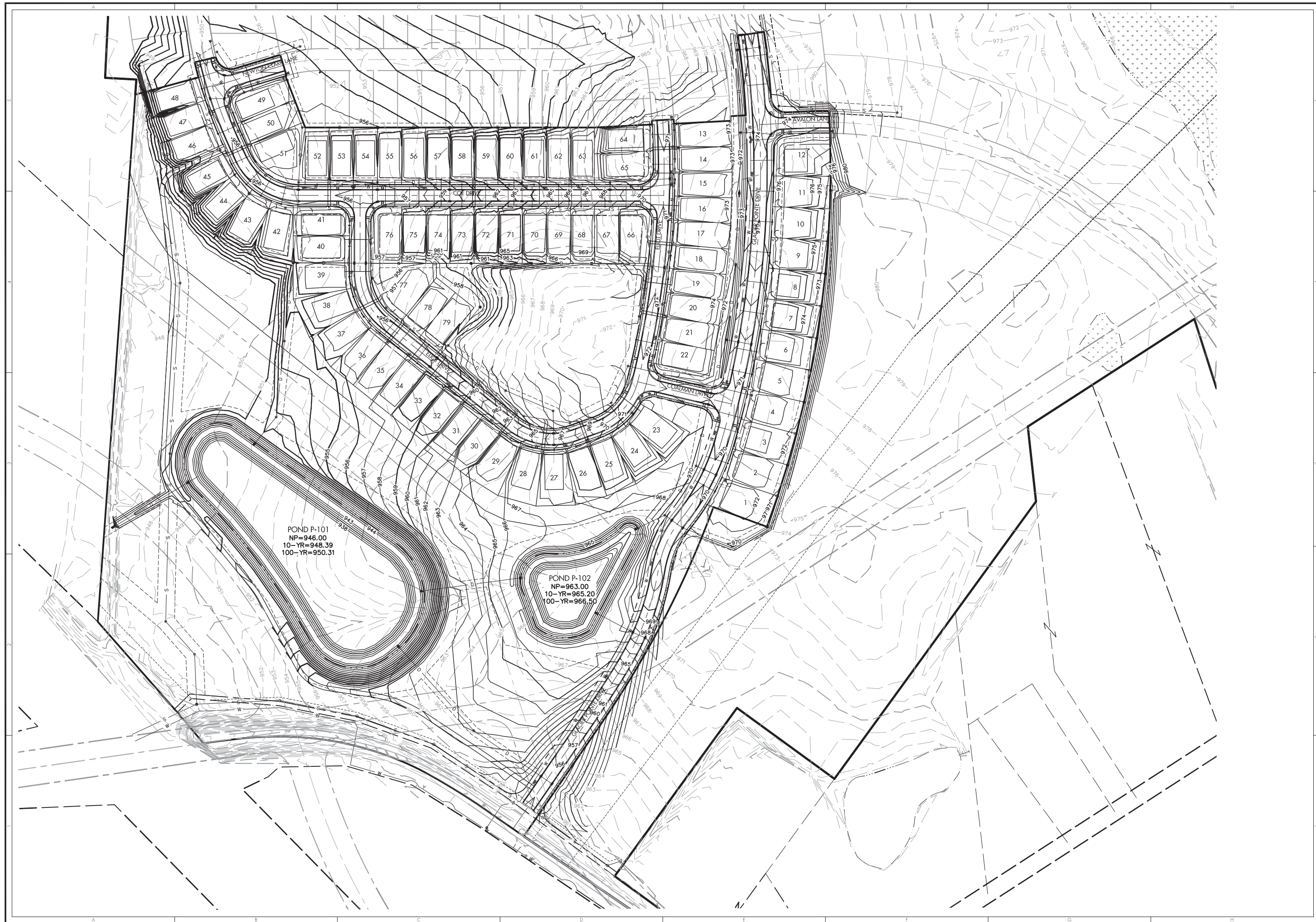
DESIGN	DRAFT
DGR	DGR
PROJECT NO.: 18-025	


DATE: MARCH, 2019

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

SHEET NO.: 18 / 22

181800050465078... 2005 05 01 00050465078... 03/12/2010 08:01:52.23

[illegible]

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Your bridge between Vision and Success

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P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

COMPOSITE PRELIMINARY GRADING PLAN

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

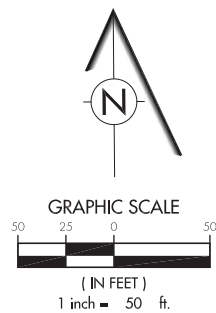
☐ AGENCY REVIEW SET


☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 18-025		
DATE: MARCH, 2019		
SCALE:		
HORIZONTAL:	1" = 50'	
VERTICAL:	N/A	

SHEET NO.: 19 / 22

[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@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

GLACIER POINTE

SECTION 1

COMPOSITE PRELIMINARY GRADING PLAN

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DDR	DDR	JPW

PROJECT NO.: 18-025

DATE: MARCH, 2019

SCALE:

HORIZONTAL: 1" = 50'

VERTICAL: N/A

SHEET NO.: 20/22

September 7, 2018

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

RE: Glacier Pointe Section 1 - Preliminary Plat

Mr. Bodenmiller,

Terrain Evolution, as the agent for Encore Living, acknowledges the existence of Pewamo soils within the development area of Glacier Pointe Section 1. 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

Brad Bodenmiller

From: Bill Narducci <bnarducci@co.union.oh.us>
Sent: Friday, April 5, 2019 8:57 AM
To: Brad Bodenmiller
Cc: Matt Rotar
Subject: Amended Glacier Pointe Preliminary Plat - Section 1
Attachments: Preliminary_Plat_Comment_Letter_2018-09-06.pdf

Brad,

Sorry this is a little late, but I had the chance to take a look at the revised preliminary plat referenced above. Our only comment is that the lengthening of Glacier Pointe Drive has resulted in the temporary dead end length of the roadway to exceed 200'. My recommendation is for Justin to simply construct the roadway short of the 200' requirement, as it only exceeds the standard by a few feet.

Other than that, we have no further comments. All comments from our September 6, 2018 letter remain valid (attached). Let me know if you have any questions. Thanks

Bill Narducci, P.E.
Assistant County Engineer

Union County Engineer
233 West 6th St.
Marysville, Ohio 43040
Direct: 937.645.3165
Office: 937.645.3018
Fax: 937.645.3161
<http://www.co.union.oh.us/engineer>



**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

September 6, 2018

Public Service with integrity

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

Re: Glacier Pointe, Section 1
Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on August 27, 2018. We recommend the preliminary plat be approved, subject to the conditions stated below. Furthermore, pursuant to comment #2 below, a variance request has been submitted to our office to reduce the right of way for some of the internal roadways from the minimum required width of 60'. Per Section 705 of the Subdivision Regulations, "The approval of any variance shall take place prior to any action by the Regional Planning Commission." Should this variance not be approved prior to the LUC Regional Planning meetings, on September 13th, we recommend that the developer table the preliminary plat until such time that the variance is either approved or the design is modified to meet the minimum required right of way width.

1. The traffic impact study (TIS) has not yet been approved by our office. Construction drawings will not be approved until the TIS and subsequent Infrastructure Agreement has been approved.
2. A variance to the minimum right of way width per Section 406 has been requested by the developer. This variance has not yet been approved by the County Commissioners. While we do recommend approval of the preliminary plat with the conditions in this letter, we also realize that per Section 705 of the Subdivision Regulations, no action by the Regional Planning Commission shall take place prior to the approval of any variance.
3. Per the pre-application sketch plan meeting, a multi-use trail connection was planned to connect to the Metro Parks property to the east. We recommend providing a multi-use trail within the subject property to provide future connection west to the Scott property also.
4. Please indicate the right of way footprint for the potential relocation of Mitchell-Dewitt and McKittrick Road. While we realize this footprint is subject to change, proper siting of the proposed retention basins should be done to avoid conflict with this conceptual right of way footprint.
5. Add the posted speed limits for all road sections on Sheet 2. The design speed for Street E will lend itself to higher actual speeds upon construction and may need to include some modification to reduce speed within the subdivision.
6. Provide street names to our office for review as soon as possible.
7. Per the pre-application sketch plan meeting, a secondary roadway connection to the subdivision will be required to be constructed with this phase.
8. Provide all environmental analysis/mitigation information to our office.
9. Provide plans to all utility providers for their review.

10. Submit a comprehensive stormwater management report for review by our office.
11. Provide site distance exhibits for all roadway connections to existing roadways.
12. The scale within the plans appears to be 1"=50', not 1"=100' as indicated.
13. No open cut of existing roads will be permitted without Union County Engineer approval.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. 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

Cc: Jeremy Burrey, Union Soil and Water Conservation District (via email)

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Wednesday, April 3, 2019 4:03 PM
To: Brad Bodenmiller
Subject: Glacier Pointe, Section 1

Brad,

The City of Marysville does not have any additional comments regarding the Glacier Pointe, Section 1 preliminary plat.

Jeremy

--

Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

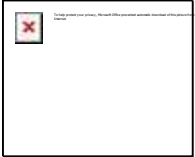
209 South Main Street

Marysville, Ohio 43040

[\(937\)645-7358](tel:(937)645-7358) (office)

[\(937\)645-7351](tel:(937)645-7351) (fax)

jhoyt@marysvilleohio.org





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
Applicant:	Thomas Coffey, AIA PO Box 340037 Columbus, OH 43234 (614) 764-1996 tom@marsharchitects.com
Request:	<p>The Zoning Commission received an application to rezone 1.514 acres. The proposal would rezone the acreage from Commerce District (COM) to Regional Retail District (RR).</p> <p>Parcel(s) involved:</p> <ul style="list-style-type: none">• 1500280040100 <p>Acreage proposed rezoned:</p> <ul style="list-style-type: none">• 1.514 acres <p>Existing use:</p> <ul style="list-style-type: none">• “Commercial building”• “Former NAPA auto parts warehouse” <p>Proposed use:</p> <ul style="list-style-type: none">• “Mixed Use, Brewery and Food Services”• “Brewery, tap room, and food establishment”
Location:	<p>The parcel has frontage along the east side of Industrial Parkway and is located between Warner Road and Weldon Road. It is approximately 1 mile from the interchange at Post Road / State Route 161 and US Hwy 33.</p>
Staff Analysis:	<p>This staff report considers recommendations of the Jerome Township Comprehensive Plan (Jerome Plan) and Union County Comprehensive Plan (Co Plan).</p> <p>Application.</p> <p>The application reads, “There is a need for a Regional Retail District (RR) as a ‘Mixed-use’ within the Commerce District (COM) that surrounds this 1.514 acre proposed brewery, tap room, and food establishment. To date no other such food</p>



Staff Report – Jerome Township Zoning Amendment

and drink establishment exists within the existing COM that is the Dublin-Jerome Commerce Park. We feel there is a need to provide such a service for surrounding COM businesses as well as a destination for local area patrons....The proposed project...promises to provide its patron a fun and enlightening experience as the beer will be made on site and a taproom area will be provided for beer consumption along with area food truck service provide outside a biergarten that will provide for adult and family gathering.”

Area Zoning.

The adjacent zoning is Commerce District (COM) and Special Recreation District (SRE).

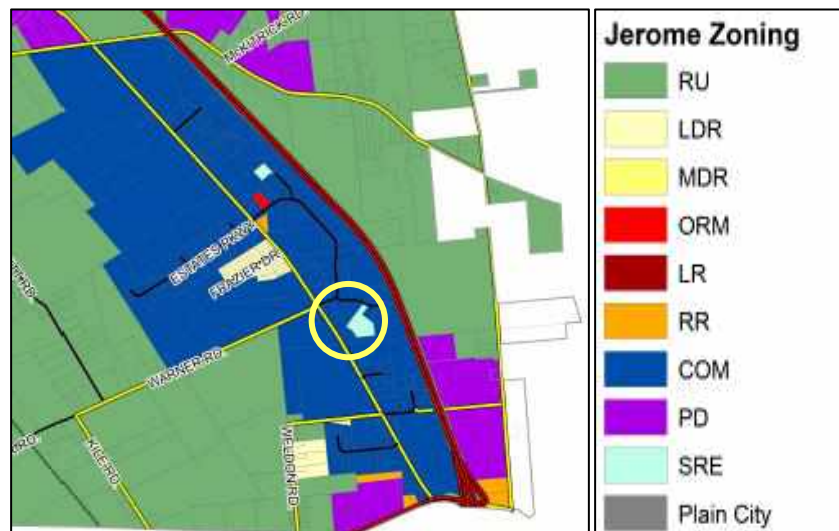


Figure 1. Jerome Township Zoning Map (01-07-2019).

The Zoning Resolution describes the purpose and intent of the COM District. The intent 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. The uses are appropriate for industrial corridors and arterials, where access to interchanges and well-designed roads and trucking/shipping routes are available. Manufacturing and industrial uses will be smaller, more specialized operations (Resolution, pp. 4-37). Drinking Places are not a permitted/conditional use. However, Beverage Manufacturing (under 25,000 sq. ft.) and Restaurants and Other Eating Places are conditional uses.

The Zoning Resolution describes the purpose and intent of the SRE District. The intent is to provide opportunities for a



Staff Report – Jerome Township Zoning Amendment

variety of active recreational and entertainment uses not otherwise permitted in the other zoning districts. The uses include activities like driving ranges, horseback riding, fitness centers, etc. (Resolution, pp. 4-73).

Jerome Township Comprehensive Plan.

The Jerome Township Plan is a guide for decision-makers considering land use changes, and Chapter 6 provides recommendations. The area, where this parcel is located, is planned Flex Office / Light Industry. On the west side of Industrial Parkway, the area is planned Office / Research / Medical. There is also medium and high density residential planned nearby, which assumes construction of the Houchard Road extension. Regional Retail is planned nearer the interchanges along US Hwy 33 in the Township.

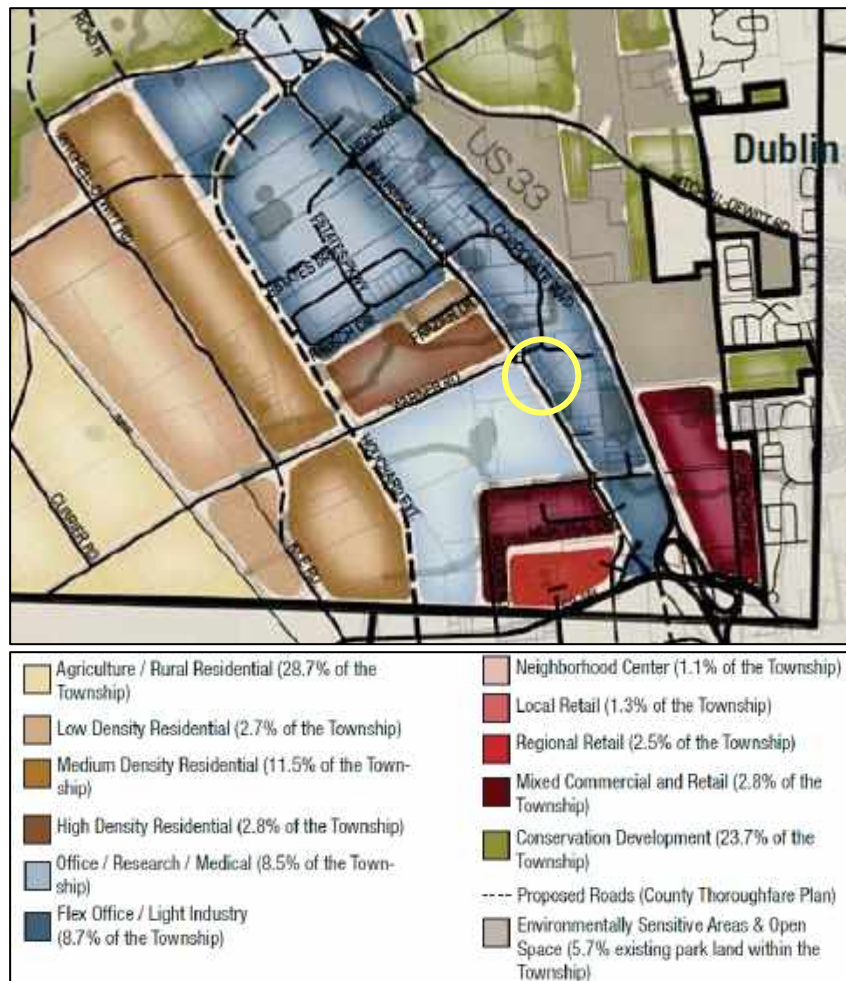


Figure 2. Jerome Township Comprehensive Land Use Plan (2008).



Staff Report – Jerome Township Zoning Amendment

Professional Office / Research / Medical uses are characterized in the Plan as those uses predominantly higher density corporate offices or lower density professional, research, or medical uses. They are typically located in areas easily accessed by commuters, can be planned as individual buildings on single sites or as part of a campus/research park, and are good transitional uses between higher intensity retail users and residential districts (Jerome Plan, pp. 6-13).

Flex Office / Light Industrial uses are characterized in the Plan as those of medium intensity, consisting of warehouse and distribution, flex offices, services and light manufacturing. The Plan goes on to reiterate much of the purpose and intent from the COM District (Jerome Plan, pp. 6-14).

Regional Retail uses are characterized in the Plan as those of large format “big box” retailers of 75,000 square feet or more and associated “junior anchors” of 15,000-40,000 square feet. The uses serve areas larger than 5 miles in radius and are usually located near freeways or at interchanges, and require high visibility and accommodation of high traffic volumes; outparcels along road frontage are common and typically consist of uses such as restaurants, gas stations, banks, and convenience retail (Jerome Plan, pp. 6-11).

Union County Comprehensive Plan.

The Union County Comprehensive Plan identifies the west side of US Hwy 33 as largely agricultural outside of commercial, office, and institutional development along Industrial Parkway. Industrial Parkway is anchored by major corporations such as Scotts Miracle-Gro, Veyance Technologies, and many small businesses that drive economic growth (County Plan, pp. 72).



Staff Report – Jerome Township Zoning Amendment

	 <p>Figure 3. Aerial of Property & Adjacent Properties (2019).</p> <p>The Union County Plan recommends low density office and industrial land along US Hwy 33, while mixed use residential, commercial, and high density office can be integrated throughout the sub-area in a clustered, context-sensitive manner (County Plan, pp. 73). One of the adjacent businesses includes a tennis/pickleball recreation center.</p>
--	---

<p>Staff Recommendations:</p>	<p>Staff recommends DENIAL of the proposed rezoning to RR District. The Township's Comprehensive Plan does not plan for this area to be zoned Regional Retail. If the Township feels the use makes sense, it could amend the Zoning Resolution by adding Drinking Places to the list of conditional uses in the COM District because both Beverage Manufacturing and Restaurants are already permitted conditional uses.</p>
--------------------------------------	---

<p>Z&S Committee Recommendations:</p>	
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Logan-Union-Champaign regional planning commission

Director: Dave Gulden

Zoning Parcel Amendment Checklist

Date: March 21, 2019 Township: Jerome

Amendment Title: Jerome Zoning Amendment

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 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

Jerome Township Zoning Commission

Anita Nicol
Clerk

March 21, 2019

9777 Industrial Parkway
Plain City, Ohio 43064

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

Brad Bodenmiller
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Brad:

This letter is to inform you of a Jerome Township Rezoning Amendment:

Application: 471

Name of Applicant: Thomas W. Coffey, AIA – Architect at JCKL Architects & Designers,
LLC

Rezoning: Approximately 1.514 acres located at 7620 Industrial Parkway, Plain City,
Ohio, Parcel Number #1500280040100.

Present Zoning: COM (Commerce)

Proposed Zoning: RR (Regional Retail District)

Public Hearing Date has been set for: April 22, 2019 at 7:00 p.m.

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

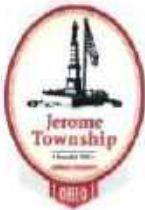
If you need further information, please feel free to contact me.

Sincerely yours,



Anita Nicol
Zoning Clerk

Attachment



Jerome Township
Union County, Ohio

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



Zoning Amendment Application Form

Office Use Only:
Application #: 471 Date: 3-20-19
Fee: \$ 2,500.00 Check #: 1005

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

A. Applicant Information:

Name of Applicant: Thomas W. Coffey, AIA - Architect at JCKL Architects & Designers, LLC.

Mailing Address: P.O. Box 340037 Columbus, Ohio 43234

Phone: Home Office: 614-764-1996 Business Cell: 614-562-2273 Email: tom@marsharchitects.com

B. Location Information:

Description: Located on the northeast side of Industrial Parkway between Warner Road and Daron Court. Being Lot 9 of the Dublin-Jerome Commerce Park Phase 3 and Resubdivision of all of Lot 9 and part of Lot 7 of Dublin-Jerome Commerce Park Phase 1 (Plat Cabinet 5, Page 1-2) and 0.055 Acres out of Lot 7 of Dublin-Jerome Commerce Park Phase 1 (Plat Book 4, Page 310-311). See attached Legal Description.

Subdivision Name: Dublin-Jerome Commerce Park, Phase 1 and Phase 3

Address: 7620 Industrial Parkway, Plain City, OH 43064

Parcel Number(s): 15-0028004.0100

Township: Jerome Range: Block:

Lot Size: Acres: 1.514

(If not located in a subdivision attach a legal description)

N S (E) W side of Industrial Parkway
750 feet, N (S) E W, from intersection of
Warner Road and Industrial Parkway

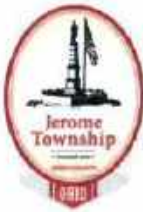
Nearest major intersection 1 mile N of the intersection of Industrial Pkwy. and Plain City-Dublin Rd (161)

Existing Use Commercial building

Present Zoning District COM - Commercial

Proposed Use Mixed Use, Brewery and Food Services

Proposed Zoning District RR - Regional Retail District



**Jerome Township
Union County, Ohio**

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

Zoning Amendment

Application Form

Office Use Only:

Application #: _____ Date: _____

Fee: \$ _____ Check #: _____

Supporting information: Attach the following items to the application:

1. A vicinity map showing property lines, streets, and existing and proposed zoning.
2. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
3. A statement of how the proposed rezoning relates to it to the Comprehensive Plan.
4. The proposed amendment to the zoning map or text in ordinance (resolution) form, approved as to form by the City (Village, County, Township) Legal Advisor.
5. Fee as established according to Section 360.

Applicants or their official representative (attorneys, power of attorneys, etc.) must be present for rezoning hearings, Conditional Use Permit hearings or for Variance hearings to provide appropriate knowledge and/or pertinent answers to questions before an application may be passed on.

Date 03/20/2019 Applicant Signature [Signature]

FOR OFFICIAL USE ONLY
(Planning Commission)

_____ Planning (Zoning Commission)

Date Filed _____ Date of Notice in Newspaper _____

Date of Notice mailed to Adjacent Property Owners _____

Date of Public Hearing _____ Fee Paid \$ _____

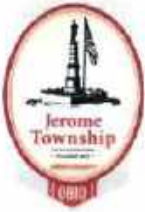
Recommendation of Planning (Zoning) Commission: Approval _____

Denial _____

Reason for Recommendation _____

_____ Planning (Zoning Commission)

Date _____ Chairman _____



Jerome Township
Union County, Ohio

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

Zoning Amendment

Application Form

Office Use Only

Application #: _____ Date: _____

Fee: \$ _____ Check #: _____

Date of Recommendation Received _____

Date of Notice in Newspaper _____

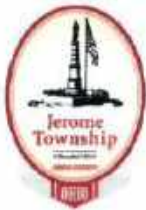
Date of Public Hearing _____

Action by Legislative Authority: Approval _____ Denial _____

If denied, reason for denial _____

Date _____ Clerk Signature _____

Note: Three copies of this form and supporting information must be filed with the Jerome Township Planning (Zoning) Commission.



Jerome Township
Union County, Ohio

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

Zoning Amendment

Application Form

Office Use Only:

Application #: _____ Date: _____

Fee: \$ _____ Check #: _____

Adjoining Property Owners Names and Mailing Addresses

PID: 15-0028004.9000

Huet, LTD.

8000 Industrial Pkwy.

Plain City, OH 43064

PID: 15-0028004.8000

Commerce 13, LLC.

7635 Commerce Pl.

Plain City, OH 43064

PID: 15-0028005.1000

Commerce 13, LLC.

7637 Commerce Pl.

Plain City, OH 43064

PID: 15-0028005.1040

She-Bree's, LLC.

7600 Industrial Pkwy.

Plain City, OH 43064

PID: 15-0028005.1030

Coughlin & Coughlin, LTD.

7580 Industrial Pkwy.

Plain City, OH 43064

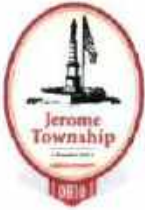
PID: 15-0028005.0000

W & D Thomas Family, LLC.

7321 Industrial Pkwy.

Plain City, OH 43064

List checked against map and approved by Zoning Inspector _____



Jerome Township
Union County, Ohio

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

Zoning Amendment

Application Form

Office Use Only:

Application #: _____ Date: _____

Fee: \$ _____ Check #: _____

A statement of how the proposed zoning relates to the
Comprehensive Plan is attached.

The remainder of this page is intentionally left blank.

JCKL ARCHITECTS

Founder: Dan H. Marsh (1950-2011)

P.O. Box 340037
Columbus, Ohio 43234
tom@marsharchitects.com

Columbus Phone: 614-764-1996
Chillicothe Phone: 740-773-1796
Thomas W. Coffey, AIA Architect

March 25, 2019

Jerome Township Zoning Commission
Union County, Ohio
9777 Industrial Parkway
Plain City, Ohio 43064

Re: Re-Zoning Statement for
1487 Brewery
7620 Industrial Parkway
Plain City, Ohio 43064

Dear Jerome Zoning Commission:

The intent of this re-zoning statement and attached documents, is to show there is a need for a Regional Retail District (RR) as a 'Mixed-use' within the Commerce District (COM) that surrounds this 1.514 acre proposed brewery, tap room, and food establishment. To date no other such food and drink establishment exists within the existing COM that is the Dublin-Jerome Commerce Park. We feel there is a need to provide such a service for surrounding COM businesses as well as a destination for local area patrons.

It is identified in in your Jerome Township Comprehensive Plan, that the RR zoning will provide a suitable mixed-use service need for this area that is currently missing under the existing COM district.

This proposed project on the site of the former NAPA auto parts warehouse, promises to provide it's patron a fun and enlightening experience as the beer will be made on site and a taproom area will be provided for beer consumption along with area food truck service provide outside a biergarten that will provide for adult and family gathering.

Respectfully Submitted,

Thomas W. Coffey, AIA

Thomas Coffey, AIA, Architect
JCKL Architects, LLC
tom@marsharchitects.com



Attachments

CC: Andrew Howley, Owner, Howley Industrial, LLC.

Vicinity Map



3/19/2019, 10:04:08 AM

- | | | | | | | | | | |
|---|----------|---|-----------------|---|----------------|---|--------------------|---|----------------|
| + | Railroad | — | Hwy: County | — | Limited Access | — | Street: Private | □ | Municipalities |
| — | Road | — | Hwy: Township | — | Ramp | — | Street: Township | □ | Townships |
| — | | — | Hwy: US & State | — | Street: City | — | Street: US & State | | |





201809110007292 9/11/2018

Pages: 2 F: \$28.00 1:46 PM

Teresa Markham T20180005147

Union County Recorder DOC: FTD DEEL

TRANSFERRED
ANDREAL WEAVER, UNION COUNTY AUDITOR

SEP 11 2018

This conveyance has been examined and this Grantor
complied with Section 318.02 of the Revised Code.

FEE \$ ~~15.00~~ 1590.0018 EXEMPT

File No.: 01032-27857

FIDUCIARY'S DEED

KNOW ALL MEN BY THESE PRESENTS THAT Gary B. Pedersen, Trustee and Successor Trustee of the Gary B. Pedersen and Sandra S. Pederson Family Trust Agreement dated May 29, 1997, as amended, Grantor, by the power conferred by the Trust, and every other power, for Seven Hundred Sixty Five Thousand Dollars and No Cents (\$765,000.00) paid, grants with fiduciary covenants to Howley Industrial, LLC, an Ohio limited liability company, whose tax mailing address is 1138 Chambers Rd, Columbus, OH 43212 the following Real Property: Situated in the County of Union, in the State of Ohio, and in the City of Plain City:

SEE EXHIBIT "A" ATTACHED HERETO

Property Address: 7620 Industrial Parkway, Plain City, OH 43064


Permanent Parcel No(s): 1500280040100

Prior Instrument Reference: Instrument No. 20151104-0009066

IN WITNESS WHEREOF, the Grantor hereunto set his hand the 28th day of August, 2018

GRANTOR:

Gary B. Pedersen, Trustee and Successor Trustee of the Gary B. Pedersen and Sandra S. Pederson Family Trust Agreement dated May 29, 1997, as amended


Gary B. Pedersen, Trustee

State of Ohio, County of Franklin) SS:

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above named Gary B. Pedersen, Trustee and Successor Trustee of the Gary B. Pedersen and Sandra S. Pederson Family Trust Agreement dated May 29, 1997, as amended, and acknowledged that he did sign this instrument and the same is his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 28th day of August, 2018.

(SEAL)


Notary Public
My Commission Expires:

This Instrument Prepared By:

Joseph E. Budde
Attorney at Law
259 W. Schrock Road
Westerville, OH 43081



Beulah C. Howell
Notary Public-State of Ohio
My Commission Expires
September 7, 2018

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01032-27857

PARCEL I:

TRACT I:

Situated in the State of Ohio, County of Union and in the Township of Jerome, V.M.S. Number 6596:

Being Lot Number Nine (9) as set forth on the Dublin Jerome Commerce Park Phase 3 and Resubdivision of all of Lot 9 and part of Lot 7 of Dublin Jerome Commerce Park Phase 1, of record in Plat Cabinet 5, Page 1-2, Recorder's Office, Union County, Ohio.

TRACT II:

Situated in the State of Ohio, County of Union, Township of Jerome, V.M.S. Number 6596, and being part of Lot 7 of Dublin-Jerome Commerce Park Phase 1, Plat Book 4, Page 310 - 311, Union County Recorder's recorders:

Beginning at a set iron at the southwest corner of Lot 7 of said subdivision;

Thence N. 33° 41' 26" W. following the easterly line of 9 of Dublin-Jerome Commerce Park Phase 1, Plat Book 4, Page 310, a distance of 47.72 feet to a set iron pin;

Thence N. 36° 51' 28" E. crossing Lot 7 of said subdivision, a distance of 53.03 feet to a set iron pin;

Thence S. 33° 41' 26" E. crossing Lot 7 of said subdivision, a distance of 47.72 feet to a set iron pin;

Thence S. 36° 51' 28" W. following the northerly line of Lot 15 of Dublin-Jerome Commerce Park Phase 3, Plat Book 5, Page 1 - 2, a distance of 53.03 feet to the point of beginning, containing 0.055 acres, more or less.

This description was based on an actual field survey by the Jerry A. Malott Surveying Company July, 2001.

Bearings were based on the centerline of Industrial Parkway as being N. 33° 41' 26" W. as shown in Plat Cabinet 4, Page 311, Union County Recorder's Records.

All set iron pins are 3/4" in diameter and 30" in length with plastic I.D. caps stamped "JAM", #5963.

Parcel Number: 15-0028004.0100

Map Number: 146-00-00-102.000

PARCEL II:

Non-exclusive easement contained within the Joint Maintenance Agreement of record in Official Record 287 Page 197.

EXISTING DESCRIPTION
ACCEPTABLE FOR TRANSFER

DATE 9/10/18 SB
JEFF STAUGH, UNION CO. ENG.

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

Jerome Roads

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

Jerome Zoning

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

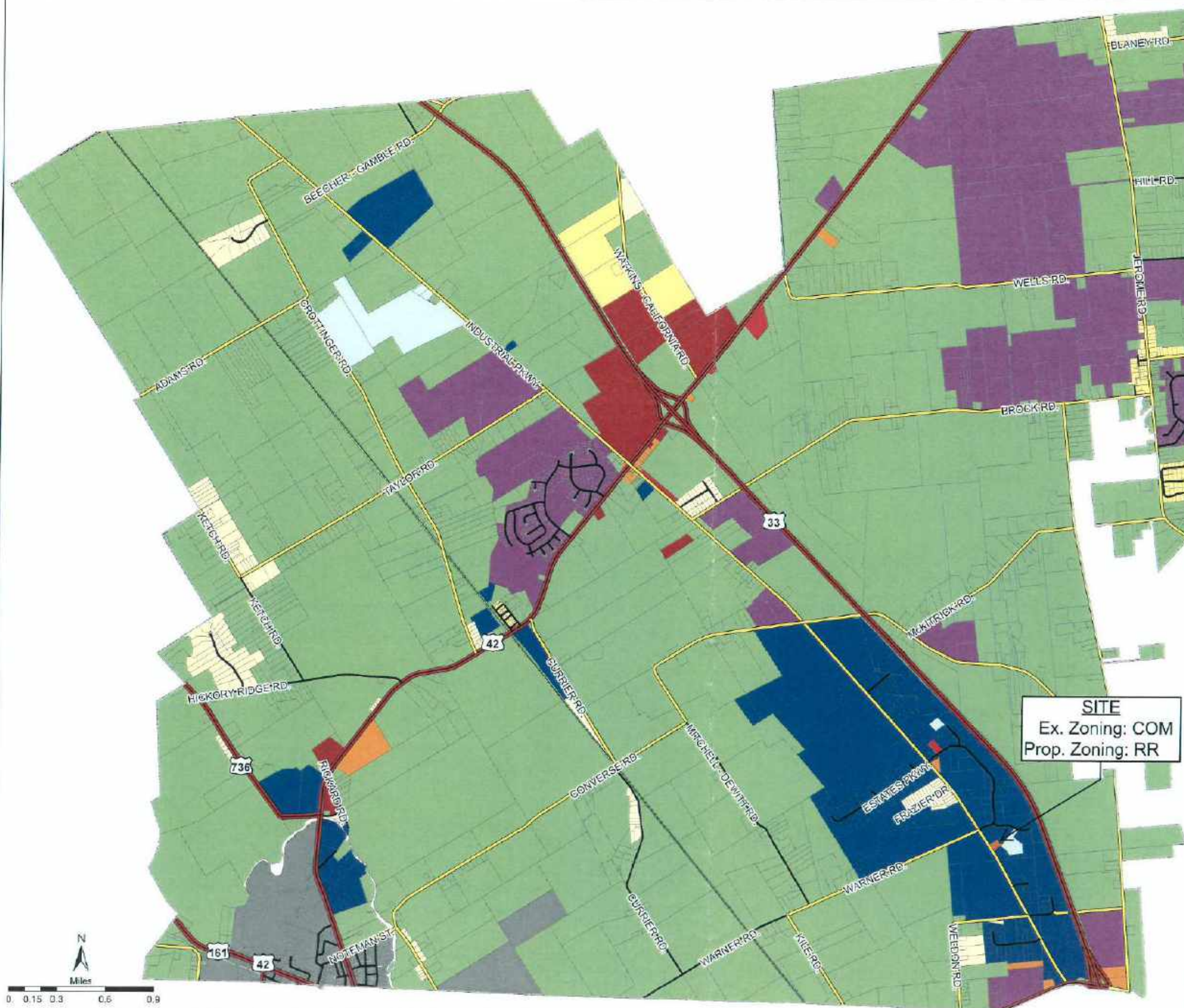
AMENDMENTS

SITE
Ex. Zoning: COM
Prop. Zoning: RR

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



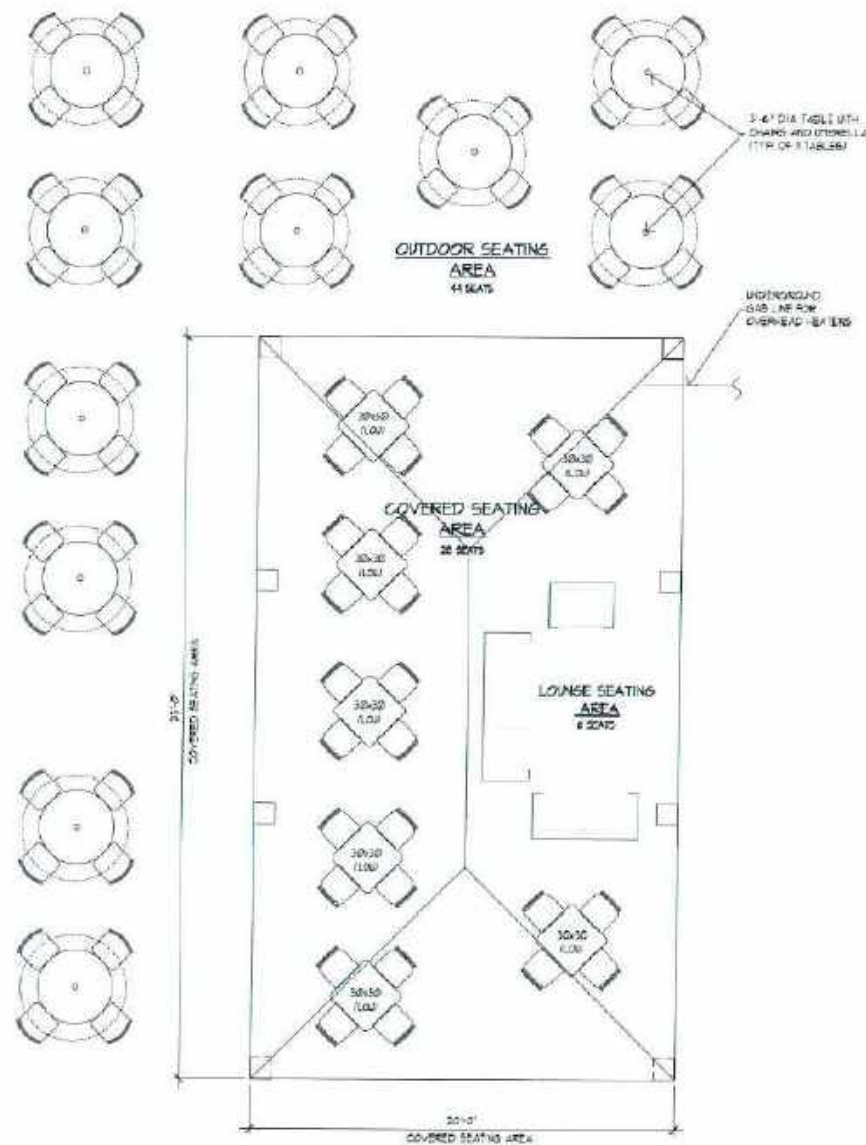
OWNER
HOWLEY INDUSTRIAL, LLC
1138 CHAMBERS ROAD
COLUMBUS, OHIO 43212

PROJECT
EXISTING BUILDING REMODEL
7620 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

☒ PRELIMINARY 6-29-18
7-12-18
7-31-18
8-09-18
9-05-18
9-13-18
10-01-18
10-05-18
2-22-19
2-26-19

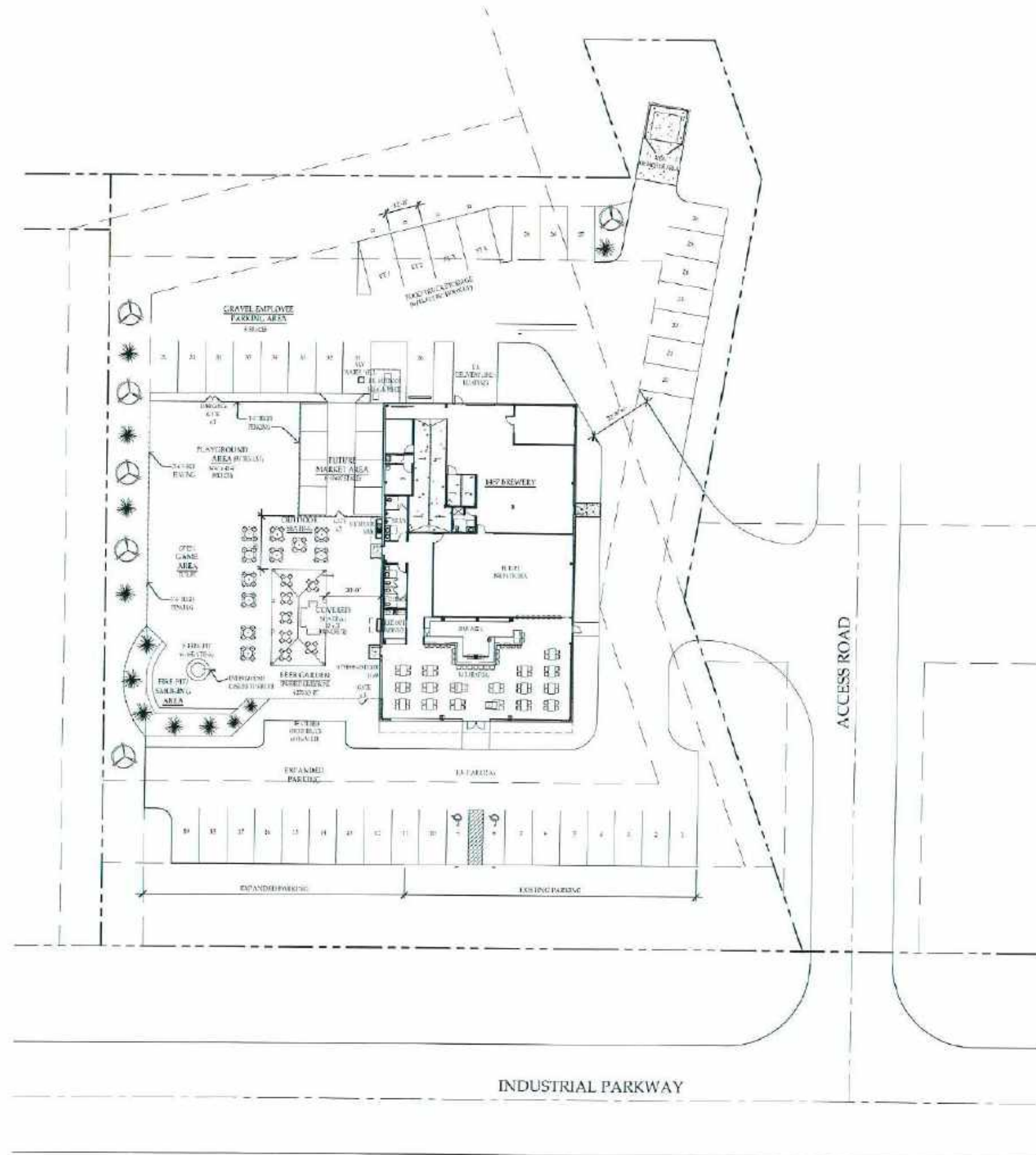
☐ PERMITS SET
☐ DESIGN
☐ CONSTRUCTION
☐ RETAINMENT

C1.0



B COVERED SEATING PLAN

SCALE: 1/4" = 1'-0"
20 SEATS COVERED
11 SEATS OUTDOOR



A SITE PLAN

SCALE: 1/4" = 1'-0"

445 Commerce District (COM)

The purpose and intent of 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 Jerome Township Comprehensive Plan and to provide standards for the development of such uses that protect the value of adjacent properties and promote the desired character of the area as defined by the Jerome Township Comprehensive plan. This district supersedes the B-15 Wholesale and Heavy Retail District, M-1 Manufacturing District, and M-2 Heavy Manufacturing District in existence prior to the enactment of this resolution.

The uses permitted in this district are appropriate for industrial corridors and major and minor arterials where access to interchanges, well designed roads and trucking or shipping routes are available to move goods and services. Manufacturing and industrial uses in this area will be smaller, more specialized operations which are not intrusive by way of noise, dust, odor, vibration or present a danger to surrounding uses. Commerce District uses are more intense land uses that provide employment opportunities and economic development and should be buffered from residential uses.

445.01 Permitted Uses

Within the COM District the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted provided that the building, aggregate of buildings, additions or alterations of buildings do not exceed a combined 50,000 square feet of a lot covered by buildings. All buildings or combination of buildings as previously mentioned equal to or exceeding 50,000 square feet maximum may be permitted as Conditional Uses in the COM 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. 236 – Construction of buildings
2. 238 – All Specialty Trade Contractors with the exception of:
 - a) 23811 - Poured Concrete Foundation and Structure Contractors
 - b) 23812 - Structural Steel and Precast Concrete Contractors
 - c) 23891 - Site Preparation Contractors
3. 323 – Printing and Related Support Activities
4. 327215 - Glass Product Manufacturing made of purchased glass
5. 33243 - Metal Can, Box, and Other Metal Container (Light Gauge) Manufacturing
6. 3325 – Hardware Manufacturing
7. 3326 – Spring and Wire product Manufacturing

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

8. 3327 – Machine Shops; Turned Product; and Screw, Nut and Bolt Manufacturing.
9. 3329 - Other Fabricated Metal Product Manufacturing with the exception of:
 - a) 332992 Small Arms Ammunition Manufacturing
 - b) 332993 Ammunition (except Small Arms) Manufacturing
 - c) 332994 – Small Arms, Ordnance, and Ordnance Accessories Manufacturing
10. 334 – Computer and Electronic Product Manufacturing
11. 335 – Electrical Equipment, Appliance, and Component Manufacturing with the exception of:
 - a) 33591 – Battery Manufacturing
12. 3363 – Motor Vehicle Parts Manufacturing
13. 3364 - Aerospace Product and Parts Manufacturing.
14. 336991 - Motorcycle, Bicycle, and Parts Manufacturing.
15. 339 – Miscellaneous Manufacturing
16. 4232 - Furniture and Home Furnishing Merchant Wholesalers
17. 4234 – Professional and Commercial Equipment and Supplies Merchant Wholesalers
18. 4236 – Electrical and Electronic Goods Merchant Wholesalers
19. 4237 – Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers
20. 42384 – Industrial Supplies Merchant Wholesalers
21. 42385 - Service Establishment Equipment and Supplies Merchant Wholesalers
22. 42386 - Transportation Equipment and Supplies (except Motor Vehicle) Merchant Wholesalers
23. 4239 - Miscellaneous Durable Goods Merchant Wholesalers
24. 424 – Merchant Wholesalers, Non-Durable Goods, all with the exception of the following non-permitted uses:
 - a) 42452 – Livestock Merchant Wholesalers
 - b) 4247 – Petroleum and Petroleum Products Merchant Wholesalers
25. 425 – Wholesale Electronic Markets and Agents and Brokers
26. 4413 – Automotive Parts and Accessories Stores
27. 4542 - Vending Machine Operators
28. 484 – Truck Transportation
29. 485 – Transit and Ground Passenger Transportation
30. 487 - Scenic and Sightseeing Transportation
31. 491 – Postal Service
32. 492 – Couriers and Messengers
33. 493 – Warehousing and Storage with the exception of the following uses which are prohibited within the commerce District:
 - a) 493190 Automobile dead storage
 - b) 493190 Bulk petroleum storage

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

34. 511 – Publishing Industries
35. 512 – Motion Picture and Sound Recording Industries with the exception of:
 - a) 51213 – Motion Picture and Video Exhibition
36. 515 – Broadcasting (except Internet)
37. 517 – Telecommunications
38. 518 – Data Processing, Hosting, and related services
39. 519 – Other Information Services
40. 52 – Finance and Insurance
41. 531 – Real Estate with the exception of:
 - a) 53113 – Lessors of Mini-warehouses and Self-Storage Units
42. 532 – Rental and Leasing Services with the exception of:
 - a) 5321 – Automotive Equipment Rental and Leasing
 - b) 5323 – General Rental Centers
 - c) 5324 – Commercial and Industrial Machinery and Equipment Rental and Leasing
43. 533 – Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)
44. 54 – Professional, Scientific, and Technical Services
45. 55 – Management of Companies and Enterprises
46. 561 – Administrative and Support Services with the exception of:
 - a) 56173 – Landscaping Services
47. 611 – Educational Services
48. 621 – Ambulatory Health Care Services
49. 622 – Hospitals
50. 624 – Social Assistance with the exception of:
 - a) 62422 – Community Housing Services
 - b) 6244 – Child Day Care Services
51. 711 – Performing Arts, Spectator Sports, and Related Industries with the exception of:
 - a) 711212 – Racetracks
52. 712 – Museums, Historical Sites, and Similar Institutions with the exception of:
 - a) 71213 – Zoos and Botanical Gardens
 - b) 71219 – Nature Parks and Other Similar Institutions
53. 7223 – Special Food Services
54. 811 – Repair and Maintenance
55. 81221 – Funeral Homes and Funeral Services
56. 81233 – Linen and Uniform Supply
57. Other Personal Services with the exception of:
 - a) 81291 Pet Care (except Veterinary) Services
58. 81292 Photofinishing
59. 81293 – Parking Lots and Garages
60. 81299 – All Other Personal Services
61. 813 – Religious, Grant making, Civic, Professional, and Similar Organizations
62. 92 – Public Administration

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

445.02 Conditional Uses

The following uses may be permitted as Conditional Uses in the COM 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. 237 – Heavy and Civil Engineering Construction
2. 23811 - Poured Concrete Foundation and Structure Contractors
3. 23812 - Structural Steel and Precast Concrete Contractors
4. 23891 - Site Preparation Contractors
5. 311 – Food Manufacturing less with the exception of:
 - a) 3116 – Animal Slaughtering and Processing
 - b) 3117 - Seafood Product Preparation and Packaging
 - c) 311811 – Retail Bakeries
6. 3121 – Beverage manufacturing
7. 313 – Textile Mills
8. 314 – Textile Product Mills
9. 315 – Apparel Manufacturing
10. 3162 – Footwear Manufacturing
11. 321911 – Wood Window and Door Manufacturing
12. 321918 – Other millwork (including flooring)
13. 3222 – Converted Paper Product Manufacturing
14. 3254 - Pharmaceutical and Medicine Manufacturing
15. 3261 – Plastics Product Manufacturing
16. 3271 - Clay Product and Refractory Manufacturing
17. 3272 - Glass and Glass Product Manufacturing
18. 32733 – Concrete Pipe, Brick, and Block Manufacturing
19. 3274 – Lime and Gypsum Product Manufacturing
20. 3279 – Other Nonmetallic Mineral Product Manufacturing
21. 3312 – Steel Product Manufacturing from Purchased Steel
22. 3321 – Forging and Stamping
23. 3322 – Cutlery and Hand tool Manufacturing
24. 3323 – Architectural and Structural Metals Manufacturing
25. 3328 – Coating, Engraving, Heat Treating, and Allied Activities
26. 332994 – Small Arms, Ordnance, and Ordnance Accessories
Manufacturing except that no live fire and no explosive material are permitted.

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

27. 333 – Machinery Manufacturing
28. 33621 - Motor Vehicle Body and Trailer Manufacturing
29. 3363 – Motor Vehicle Parts Manufacturing
30. 3364 - Aerospace Product and Parts Manufacturing
31. 336991 – Motorcycle, bicycle and parts manufacturing
32. 337 – Furniture and Related Product Manufacturing
33. 42311 - Automobile and Other Motor Vehicle Merchant Wholesalers
34. 42313 - Motor Vehicle Supplies and New Parts Merchant Wholesalers
35. 42313 - Tire and Tube Merchant Wholesalers
36. 4233 – Lumber and Other Construction Materials Merchant Wholesalers
37. 42351 - Metal Service Centers and Other Metal Merchant Wholesalers
38. 42381 - Construction and Mining (except Oil Well) Machinery and Equipment Merchant Wholesalers
39. 42382 - Farm and Garden Machinery and Equipment Merchant Wholesalers
40. 4411 - Automobile Dealers
41. 4412 - Other Motor Vehicle Dealers
42. 44419 - Other Building Material Dealers
43. 4442 - Lawn and Garden Equipment and Supplies Stores
44. 44512 - Convenience Stores
45. 447 - Gasoline Stations
46. 4541 - Electronic Shopping and Mail-Order Houses
47. 484 – Truck Transportation over 25,000 square feet
48. 485 – Transit and Ground Passenger Transportation
49. 4884 - Support Activities for Road Transportation except for Motor Vehicle Towing with On-Site storage or impounding of motor vehicles.
50. 4885 - Freight Transportation Arrangement
51. 4889 - Other Support Activities for Transportation
52. 53113 – Lessors of Mini-Warehouses and Self Storage Units
53. 5321 - Automotive Equipment Rental and Leasing
54. 5323 – General Rental Centers
55. 5324 - Commercial and Industrial Machinery and Equipment Rental and Leasing
56. 56173 – Landscaping Services
57. 6244 – Child Day Care Services
58. 71394 - Fitness and Recreational Sports Centers
59. 71395 - Bowling Centers

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

- 60. 71399 - All Other Amusement and Recreation Industries
- 61. 72111 - Hotels (except Casino Hotels) and Motels
- 62. 7225 - Restaurants and Other Eating Places
- 63. 81291 - Pet Care (except Veterinary) Services (with the exception of outdoor kennels)

445.03 Lot Size and Yard Setback Standards

The following lot size, frontage requirements, and yard setback standards shall apply to all lots within the COM District:

1. Minimum Lot Size

The minimum lot size for parcels within the COM District shall be as follows:

- a) Lots having access to centralized sewer and water services shall be a minimum of 3/4 acre.
- b) For lots using on-site water and sewer the minimum lot size shall be a minimum of 1 and 1/2 acres, or as required by the Union County Health Department for the proposed use.
- c) All lots within the COM District shall be adequate in size to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. Minimum Lot Frontage

The minimum frontage for all lots in the COM District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum requirements shall apply:

Fig. 445.03 Lot Frontage Requirements for the COM District

Road / Street Classification	Minimum Lot Frontage	
	Lots without SDA	Lots with SDA
Loop or cul-de-sac	150 feet	150 feet
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access

** Lots having a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.*

445.03 Lot Size and Yard Setback Standards

The following lot size, frontage requirements, and yard setback standards shall apply to all lots within the COM District:

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The minimum lot size for parcels within the COM District shall be as follows:

- Lots having access to centralized sewer and water services shall be a minimum of 3/4 acre.
- For lots using on-site water and sewer the minimum lot size shall be a minimum of 1 and 1/2 acres, or as required by the Union County Health Department for the proposed use.
- All lots within the COM District shall be adequate in size to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. Minimum Lot Frontage

The minimum frontage for all lots in the COM District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum requirements shall apply:

Fig. 445.03 Lot Frontage Requirements for the COM District

Road / Street Classification	Minimum Lot Frontage	
	Lots without SDA	Lots with SDA
Loop or cul-de-sac	150 feet	150 feet
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access
<i>* Lots having a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.</i>		

3. Maximum Lot Coverage

The total ground area occupied by all buildings and structures shall not exceed a maximum of 45% of the total area of the lot.

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

4. Front Yard Setbacks

All Front Yard Setbacks, as defined in Section 300, shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said public road. The functional roadway classification shall be those determined by the Union County Engineer. The minimum front yard setbacks for the

Fig. 445.031 Front Setback Requirements for the COM District

Road / Street Classification	Minimum Front Setbacks For:	
	Principal Buildings / Structures	Parking and Circulation
Cul-De-Sac or Loop	40 feet	20 feet
Local Road	50 feet	20 feet
Minor Collector Road	50 feet	20 feet
Major Collector Road	60 feet	30 feet
Minor Arterial Road	70 feet	40 feet
Major Arterial Road	n/a	n/a

COM District shall be as follows:

5. Side yard Setbacks

The side yard setbacks in the COM District shall be as follows:

- a) When any lot in the COM District adjoins any lot less than 5 acres in size zoned in any residential district the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and pavement areas.
 - (ii) 40 feet for any outdoor storage or loading and delivery areas.
 - (iii) 40 feet for all buildings and structures.
- b) When any lot in the COM District adjoins any lot in any non-residential district the minimum side yard setbacks shall be:
 - (i) 10 feet for all parking and pavement areas.
 - (ii) 20 feet for any outdoor storage or loading and delivery areas.
 - (iii) 20 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the COM District shall be as follows:

- a) When the rear lot line of any lot in the COM District adjoins any lot less than 5 acres in size zoned in any residential district the minimum rear yard setbacks shall be as follows:
 - (i) 60 feet for all buildings and structures, loading and delivery, and outdoor storage areas.
 - (ii) 40 feet for all parking and vehicular circulation areas.

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

b) When the rear lot line of any lot in the COM District adjoins any lot in any non-residential district the minimum rear yard setbacks shall be as follows:

- (i) 30 feet for all buildings and structures, loading and delivery, and outdoor storage areas.
- (ii) 20 feet for all parking and vehicular circulation areas.

7. Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts

Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner. Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

445.04 Building and Development Standards

The following standards shall apply to the development of all permitted uses and structures, accessory uses and structures, and approved conditional uses and structures within the COM District:

1. Building construction

All uses within the COM District shall be housed in permanent structures constructed on solid foundations meeting all applicable requirements for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed of conventional building materials of a quality equal to or better than buildings in the immediately surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent uses shall be prohibited.

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 12 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

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

3. Building Height

The maximum height of all structures in the COM District shall be 45 feet, measured as defined in Section 300 of this Resolution.

4. Building Design and Orientation on the Lot

The following standards apply to the construction of all buildings within the COM District:

- a) Main Entries – All buildings within the COM District shall be designed and located on the lot so that the main entrance to the building is visible from the street on which the lot fronts. The main entrance to each building shall be clearly delineated from the rest of the building through the use of architectural projections, a change in building materials, awnings, canopies or other such architectural treatments.
- b) Loading Docks and Loading areas – Loading Docks and loading areas shall not be permitted on the sides of the building that fronts the street. Buildings shall be designed and located on the lot so that Loading Docks and loading areas are at the side or rear of the building.
- c) Blank Walls not permitted – For all buildings in the COM District, blank, featureless exterior walls having a length greater than 2 times the height of the wall shall not be permitted. Buildings shall be designed to break up long expanses of exterior wall through the use of windows, doors, architectural projections, changes in materials, landscaping, or a combination of the above.
- d) Building materials – Buildings in the COM District shall be designed and constructed using similar exterior materials on all four sides of the building (except as noted in 445.04 (4)(a) above).
- e) Rooftop Mechanical Equipment - To minimize the visual impact on adjacent uses and roadways, rooftop mechanical equipment shall be screened from view on all sides through the use of parapet walls, mansard roofs or special enclosures designed to be harmonious with the building. Simple fence enclosures are not permitted on building roofs for any purpose. To avoid the appearance of multiple roof top screens, mechanical units shall be congregated in one location as permissible within the design of an efficient mechanical system. The following exceptions apply to the screening of rooftop mechanical equipment:
 - (i) Wind turbines and solar panels specifically designed for rooftop use may be excluded from the screening requirements provided the owner can demonstrate that the screening of the proposed equipment will interfere with the intended operation or efficiency of the equipment.

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

445.05 Standards for Outdoor Storage Areas

The outdoor storage of materials, equipment and merchandise in the COM District shall meet the following standards:

1. Location

Areas used for the outdoor storage of materials, equipment, and merchandise shall not encroach into any required front, side or rear building setback for the COM District. Outdoor storage and the required perimeter screening shall not be permitted to extend closer to the right-of-way, or both rights-of-ways in the case of corner lots, than the front 1/3 of the side of the primary building perpendicular to the right of way as shown in Appendix 2.

2. Maximum Lot Area

The maximum lot area devoted to the outdoor storage of materials, equipment and merchandise for all uses shall not exceed 35% of the size of the lot on which the use is located.

3. Height

Materials, equipment and merchandise being stored outdoors shall not exceed a maximum height of 14' from the existing grade to the top of the materials being stored. For the purposes of this definition existing grade shall be defined as the general grade of the lot or area where the materials are being stored and shall not be construed to permit a total of 14' or storage from the top of a mound, ramp or other structure within that lot or area.

4. Materials

The outdoor storage of hazardous, dangerous, flammable or chemical materials or any other materials or equipment that could present a hazard to the health, safety and welfare of the public or provide an attractive nuisance shall be stored according to the following:

- Such materials shall be stored in a secure location within a lockable area.
- Chemicals being stored outdoors shall be in approved containers in good condition and shall meet all applicable requirements of OSHA, OEPA and all other governmental authorities having jurisdiction over such materials.

5. Screening and Buffering

Areas used for the outdoor storage of materials, equipment, and merchandise shall be screened from view in accordance with the following standards:

- Perimeter Screening– Outdoor storage areas shall be entirely screened from view on all sides through the use of the following:
 - A combination of a continuous minimum 3 foot high earthen mound and completely opaque masonry walls, in

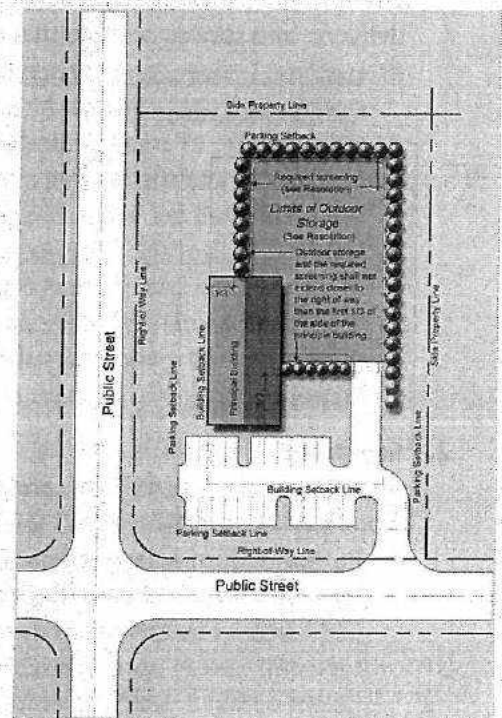
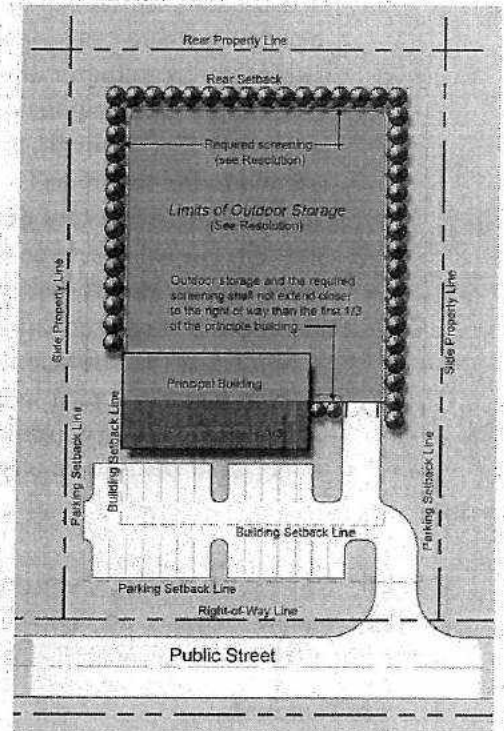


Figure xx – Outdoor storage diagrams
(see section 710 for larger images)

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

accordance with section 625 of this Resolution and deciduous shade trees planted at a maximum of 40' on center similar to buffer type 'A' shown in Appendix 1. Said walls shall be a minimum of 7 feet in height and not exceed 12 feet in height, as measured from the top of mound to the top of wall.

- (ii) A combination of a continuous minimum 3 foot high earthen mound and a continuous planting of evergreen trees and deciduous shade trees planted on top of the mound and staggered or spaced to achieve 100% screening of the outdoor storage within 5 years of the time of planting similar to buffer type 'B' shown in Appendix 1. Evergreen trees shall be a minimum of 6 feet in height at the time of planting.

445.06 Outdoor Loading, Delivery and Service Areas

Outdoor loading, delivery, and service areas shall be permitted within the COM District in accordance with the following standards:

1. Size Standards

The following size standards shall apply to all outdoor loading, delivery, and service areas within the COM District:

- a) Loading, Delivery and Service Areas for Warehousing and Distribution uses - For warehousing and distribution uses only, the size of areas dedicated to loading docks, truck circulation, and the loading and delivery of goods and materials shall not exceed 35 percent of the total lot area.
- b) Loading, Delivery and Service areas for all other uses - For all other uses the size of areas dedicated to the loading and delivery of goods and materials and service uses such as dumpsters and compactors shall not exceed 10% of the total lot area.

2. Screening

All outdoor loading, delivery, and service areas shall be screened from view in accordance with the following standards:

- a) Buffering from adjacent COM District uses - Service areas and loading docks shall be buffered from adjacent uses in the COM District by the use of evergreen trees or shrubbery of a type and variety normally achieving a minimum of 5 feet in height within 3 years of planting and deciduous shade trees planted at a minimum 40' on center. Trees or shrubbery shall be planted in such a way as to achieve a minimum of 75 percent screening of the area being screened similar to buffer type 'F' in Appendix 1. Walls may be used for the purposes of buffering adjacent COM District uses provided that such walls and fences meet the requirements of section 625.

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

- b) Screening from residential uses, Industrial Parkway, State Route 42, and State Route 33 – Any side of any service areas, and loading docks that are visible to adjacent residential lots or uses, Industrial Parkway, and/or State Route 33 shall be entirely screened from view through the use of one or more of the following:
 - (i) Completely opaque walls, in accordance with section 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 12 feet in height similar to buffer type 'A' in Appendix 1.
 - (ii) Loading docks may be screened from view by an extension of building walls provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of a minimum 3 foot high mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting. Evergreen trees shall be planted on top of the mound and staggered or spaced to achieve 100% screening of the area within 5 years of planting similar to buffer type 'B' in appendix 1.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the COM District all dumpsters, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and other building mechanical equipment shall be screened from view on all sides by the proposed structure and / or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use and shall meet the requirements of section 625.
- d) Maintenance of materials - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

445.07 Off-Street Parking

Off street parking for all uses in the COM District shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of Section 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the COM District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in Section 610

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

2. Parking Lot Landscaping

All uses in the COM District shall provide parking lot landscaping in accordance with Section 610 and the following standards:

- a) Parking Lot Trees - The owner or developer of the proposed use shall install a minimum of 1 Shade Tree per every 10 dedicated parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade Trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily, and shall be a minimum of two inches in caliper at the time of installation.

445.08 Landscaping

All uses within the COM District shall be landscaped in accordance with Section 620 of this Resolution.

445.09 Signage

Signs identifying or advertising uses within the COM District shall be in strict compliance with Section 615 of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the COM District

All uses within the COM District shall be permitted to have one ground mounted monument sign or one wall sign. Uses on lots having frontage on more than one public right of way, provided that at least 250 feet of frontage exists along each rights of way, shall be entitled one ground sign or one wall sign along each right of way unless otherwise prohibited below. Multi-tenant buildings are permitted one wall or canopy sign per tenant.

2. Monument Signs

All monument signs within the COM District shall comply with the requirements of Section 615 and the following standards:

- a) Height - Monument signs in the COM District shall not exceed a total of 8 feet in height including the sign, sign base or support columns.
- b) Location - Monument signs in the COM District shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted on a corner lot each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs and no less than 50 feet between any one sign and the intersection of the rights of ways.
- c) Display Area - The total display area of all signage surfaces for a single sided sign shall not exceed 32 square feet and the display area for double sided signs shall not exceed 64 square feet, as defined by Section 615 of this Resolution.

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

- d) Landscaped Area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs within the COM District shall comply with the requirements of Section 615 and the following standards:

- a) Installation – Wall signs shall be installed and mounted in accordance with Section 615.
- b) Display area - The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 65% of the length of the side of the building to which the sign(s) is/are attached. The total area of the sign shall not exceed 10 percent of the total area of the wall to which the sign is to be attached up to a total sign area of 125 square feet. In no case shall a wall sign in the COM District exceed 125 square feet.
- c) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the roof line or the cap of parapets of such building whichever is higher. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.
- d) Multi-tenant buildings – Multi-tenant buildings are permitted to have one wall sign per tenant mounted above the entry to the space occupied by the tenant and not exceeding 30 square feet of display area per tenant. For all wall signs in a multi-tenant building there shall be uniformity in height between the signs for each tenant and all signs shall be installed at the same height along the face of the building.

445.10 Lighting

All exterior lighting within the COM District shall strictly adhere to the requirements of Section 630 and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the COM District shall not exceed a maximum height of 30' established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

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

445.11 Existing Structures, Existing Uses, Existing Outdoor Storage and Other Existing Conditions

1. Existing Structures and Other Existing Conditions

- a) Where a lawful structure exists at the effective date of this amendment (Dated April 20, 2015) that does not comply with the requirements of this Resolution because of restrictions such as minimum lot size, minimum lot frontage, front yard setback, side yard setbacks, rear yard setback, height, building design, screening (except for the screening requirements of subsection 3 of this Section), buffering, landscaping, signage and lighting or other requirements related to the structure and other existing conditions, that structure and other existing conditions may be continued as a conforming existing structure as long as it meets the requirements of this Section.
- b) Existing Structures may be extended, enlarged, altered, remodeled or modernized upon finding of the Township Zoning Officer that all of the following conditions are met:
 - (i) That the existing structure meets all height, area, and/or parking and loading provisions that were applicable immediately prior to the rezoning of the property on which it is located and that the new construction meet all the development standards for the Commerce District.
 - (ii) That the enlargement or extension is limited to the same parcel on which the existing structure(s) is located and is owned by the same owner. The enlargement or extension may not exceed 50% of the ground floor area of the existing structure at the time of the adoption of the Resolution.
 - (iii) That the improvement does not interfere with the use of other properties in the vicinity.
- c) Any existing structure that does not have the minimum number of parking or loading areas required by this Resolution, and which thereafter provides additional parking and/or loading spaces in conjunction with an improvement as permitted under the Resolution, shall be required to meet the minimum number of parking spaces or loading areas as required by the Commerce District.
- d) Reconstruction or Movement
 - (i) Should less than 60% of the value of an existing structure exclusive of foundation be destroyed by an act of God, or other action outside the control of the owner/lessee, that existing structure may be reconstructed as it existed prior to the action causing its destruction. The value of the structure shall be based upon its fair market value as defined herein, which may be determined by the Union

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County Auditors valuation, or an appraisal prepared by a licensed appraiser, on the date the destruction occurred.

- (ii) Any permitted reconstruction shall be started within 12 months of destruction and be continued until completed or the applicant shall comply with the applicable use and development standards of this Resolution.
- (iii) Should the property/building owner or lessee demolish more than 50% of the gross square footage of an existing structure, then all of the improvements on the property must be constructed and/or brought into conformance with the requirements of this Resolution.

2. Existing Uses

The long range implementation of this Resolution requires sensitive treatment of existing uses currently located in the Commerce District and previously located in the M-1 & M-2 Districts. Those businesses/uses represent significant investments in the Township. It is the intent of this section to permit existing uses to continue and to be considered conforming or non-conforming to this Resolution, even if the use is not otherwise permitted in this District, provided that the following requirements are met:

- a) A property that is in use immediately prior to the rezoning caused by this Resolution shall continue to be allowed as permitted on the property in addition to the permitted uses applicable in this district, provided that the use has been operated in an Existing Structure on the property within 24 months prior to the effective date of this Resolution. Such uses shall be known as an "Existing Use." A property with a valid Conditional Use permit issued prior to the effective date of this Resolution shall remain a legal Conditional Use provided that the use continues to meet all of the terms and conditions required with the issuance of the Conditional Use Permit.
- b) In addition to the provisions of paragraph (a), above, any permitted use may be extended throughout any building or parts of a building which were manifestly arranged or designed for that use at the time of adoption or amendment of this Resolution, but the use shall not be extended to occupy any land outside the building except as permitted under the Existing Structures section 1(b) above. Conditional Uses, existing at the effective date of this Resolution, may only be extended in compliance with the terms and conditions outlined in the Conditional Use Permit.
- c) Abandonment of an Existing Use
 - (i) If an Existing Use is abandoned for any reason for a period of more than 24 months, any subsequent use shall conform to the requirements of this Resolution. With

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

regard to a multi-tenant building, the term "Existing Use" shall mean all of the existing uses in that building.

- (ii) An existing use shall be determined by the Zoning Officer to be abandoned if one or more of the following conditions exist: utilities, such as water, gas and electricity to the property, have been disconnected; the property, buildings, and grounds, have fallen into disrepair; signs or other indications of the presence of the use have been removed; equipment of fixtures necessary for the operation of the use have been removed; other actions, which in the opinion of the Zoning Officer constitute an intention on the part of the property owner or lessee to abandon the use.

- d) Existing residential uses at the time of the approval of this resolution shall be permitted.

3. Existing Outdoor Storage

The long range implementation of this resolution requires sensitive treatment of Existing Outdoor Storage facilities in the Commerce District, and previously located in the M-1 & M-2 Districts, that represents significant investments in the Township and restrictions would significantly impact the operations of the businesses. It is the intent of this section to permit Existing Outdoor Storage to continue and to be considered conforming to this Resolution, provided that all of the following requirements are met:

- a) Any property that is actively using Existing Outdoor Storage immediately prior to the effective date of this amendment shall continue to be allowed as permitted so that the lessee/owner can comply with the requirements of Section 445.11(3)(b).
- b) All Outdoor Storage Areas shall comply with the Screening and Buffering requirements of Section 445.05 of this district within 1 year of the effective date of this amendment. Compliance shall be evidenced by the issuance of a Certificate of Zoning Compliance for outdoor storage.

450 Not Used

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

460 Regional Retail District (RR)

The purpose and intent of the Regional Retail District is to provide areas for major retail sites that serve areas larger than 5 miles in radius and are located near freeways and freeway interchanges as identified in the Jerome Township Comprehensive Plan. Regional retail uses are characterized by large retail uses having 75,000 square feet or more in floor area, and associated smaller retailers, and require high visibility and accommodation of high traffic volumes. This district supersedes the B-14 Heavy Retail district in existence prior to the enactment of this resolution.

460.01 Permitted Uses

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

1. 4411 Automobile Dealers
2. 4413 Automotive Parts, Accessories, and Tire Stores
3. 442 Furniture and Home Furnishings Stores
4. 443 Electronics and Appliance Stores
5. 4441 Building Material and Supplies Dealers
6. 4451 Grocery Stores
7. 4452 Specialty Food Stores
8. 4453 Beer, Wine, and Liquor Stores
9. 4461 Health and Personal Care Stores
10. 447 - Gasoline Stations, Except for 44719 and 447190 Marine Service Stations and Truck Stops. (Amended June 20, 2016)
11. 448 Clothing and Clothing Accessories Stores
12. 451 Sporting Goods, Hobby, Book, and Music Stores
13. 452 General Merchandise Stores
14. 4531 Florists
15. 4532 Office Supplies, Stationery, and Gift Stores
16. 4533 Used Merchandise Stores
17. 4539 Other Miscellaneous Store Retailers except for the following uses which are prohibited in the regional retail District:
 - a) 45393 Manufactured (Mobile) Home Dealers
 - b) 453998 All Other Miscellaneous Store Retailers (except Tobacco Stores)
18. 491 Postal Service
19. 5221 Depository Credit Intermediation (commercial banks and credit unions)
20. 53222 Formal Wear and Costume Rental
21. 53223 Video Tape and Disc Rental
22. 713940 Fitness centers
23. 72111 Hotels (except casino hotels) including convention hotels
24. 7224 Drinking Places
25. 722511 Full-Service Restaurants
26. 722513 Limited-Service Eating Places

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

27. 8121 Personal Care Services with the exception of the following uses which are prohibited in the Regional Retail District:
 - a) 812199 Baths, steam or Turkish
 - b) 812199 Massage parlors
 - c) 812199 Steam baths
 - d) 812199 Tattoo parlors
 - e) 812199 Turkish bathhouses
28. 81292 Photofinishing
29. 813110 Church or other places of religious worship
30. Drive Thru Windows

460.02 Conditional Uses

The following uses may be permitted as Conditional Uses in the RR 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. 811192 Car Washes
2. 811191 Automotive Oil Change and Lubrication Shops
3. 811111 General Automotive Repair
4. Outside display of products for sale, not including boats, recreational vehicles, farm equipment, mobile or manufactured homes, or storage buildings.

460.03 Lot Size and Yard Setback Standards

The following lot size, frontage requirements, and yard setback standards shall apply to all lots within the RR District:

1. Minimum Lot Size

All lots and outparcels within the RR District shall be a minimum of 1 acre in size, or such larger size as necessary to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other state and local requirements.

2. Maximum square footage

Within the RR District there shall be no maximum building square footage.

3. Minimum Lot Frontage

The minimum lot frontage for all lots in the RR District shall be determined based upon the functional classification of the roadway upon which the property fronts. Functional roadway classifications shall be those determined by the Union County Engineer. All driveway locations and driveway spacing shall meet the current requirements of the Union County Engineer at the time of construction. The following minimum lot frontages shall apply:

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

Fig. 460.03 Lot Frontage Requirements for the RR District

Road / Street Classification	Minimum Lot Frontage	
	Lots without SDA.*	Lots with SDA
Local Road	200 feet	150 feet
Minor Collector Road	300 feet	200 feet
Major Collector Road	400 feet	250 feet
Minor Arterial Road	600 feet	250 feet
Major Arterial Road	No Access	No Access

** Lots sharing a Shared Driveway Access (SDA) with an adjacent lot(s) shall be permitted to have a reduced Lot Frontage as shown in the above table.*

- a) **Outparcels** – where three or more outparcels share a Shared Driveway Access, or where outparcels are accessed from a larger retail center and not the public right of way, the minimum lot frontage of the outparcels may be reduced as shown in Figure 460.03.

4. Front Yard Setbacks

All Front Yard Setbacks, as defined in Section 300, shall be determined based upon the functional classification of the public roadway upon which the property fronts and shall be measured from the right of way of said dedicated Public Road. The functional roadway classification shall be as determined by the Union County Engineer. The minimum front yard setbacks for the RR District shall be as follows:

Fig. 460.031 Front Setback Requirements for the RR District

Road / Street Classification	Minimum Front Setbacks For:	
	Principal Buildings / Structures	Parking and Circulation
Local Road	50 feet	20 feet
Minor Collector Road	50 feet	20 feet
Major Collector Road	60 feet	30 feet
Minor Arterial Road	60 feet	30 feet
Major Arterial Road	n/a	n/a

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5. Side yard Setbacks

The side yard setbacks in the RR District shall be as follows:

- a) When any lot in the RR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the side lot line exists within 250 feet of any residential structure, the minimum side yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 40 feet for any loading, delivery, and service areas.
 - (iii) 40 feet for all buildings and structures.
- b) For all other lots in the RR District the side yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas. In the case of shared parking the setbacks may be reduced to 0 feet see Section 610.
 - (ii) 20 feet for any loading, delivery, and service areas.
 - (iii) 20 feet for all buildings and structures.

6. Rear Yard Setbacks

The minimum rear yard setbacks in the RR District shall be as follows:

- a) When any lot in the RR District adjoins any lot less than 5 acres in size zoned in any residential district, or where the rear lot line exists within 250 feet of any residential structure, the minimum rear yard setbacks shall be:
 - (i) 20 feet for all parking and vehicular circulation areas.
 - (ii) 40 feet for all loading, delivery and service areas.
 - (iii) 60 feet for all structures.
- b) For all other lots in the RR District the rear yard setbacks shall be:
 - (i) 10 feet for all parking and vehicular circulation areas.
 - (ii) 20 feet for all loading, delivery and service areas.
 - (iii) 30 feet for all structures.

7. Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential Districts

Where a non-residential use abuts any lot line of a residential district the minimum side and rear yard requirements for buildings, loading and delivery areas, and outdoor storage areas may be reduced, at the discretion of the Zoning Inspector, by a maximum of 50% of the total requirement provided that additional landscaping and screening is installed by the owner. Such landscaping shall be designed to completely screen the proposed use from view within a period of 5 years and shall be maintained in good condition for the life of the non-residential use.

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

460.04 Building and Development Standards

The following building and development standards shall apply to all uses and lots in the RR District:

1. Building construction

All uses within the RR District shall be housed in permanent structures constructed on solid foundations meeting all applicable regulations for the construction of such structures within the State of Ohio and Union County. Buildings shall be constructed and clad with conventional building materials of a quality equal to or better than buildings in the surrounding area. The use of tents, inflatable buildings, fabric buildings and other such structures for permanent use shall be prohibited.

2. Temporary Structures

Temporary non-residential structures, such as construction trailers, may be used incidental to construction work on the premises, on adjacent public projects, or during the period while a permanent structure is being constructed. The user of said structure shall obtain a permit for such temporary use from the Township Zoning Inspector, which permit shall be valid for a period of 6 months. Such permit may be renewed by the Zoning Inspector upon a determination of reasonable progress toward the completion of the permanent structure or project. Said temporary structure shall be removed within 10 days of the earlier of; the completion of the construction project, the issuance of an occupancy permit, or the expiration of the temporary use permit.

3. Building Height

The maximum height of all structures in the LR District shall be 40 feet, measured as defined in Section 300 of this Resolution.

4. Building design and orientation on the Lot

The following standards apply to the construction of all buildings within the RR District:

- a) Large retail buildings – Large expanses of flat, featureless, exterior wall shall not be permitted on any front or side building elevation on large retail buildings within the RR District. Large retail buildings shall be designed so that, at a minimum, front and side exterior walls are varied through the use of windows, changes in building mass, changes in building materials, or a combination of the above.
- a) Outparcels and small retail buildings – The exterior of all outparcel buildings and free-standing small retail buildings within the RR District shall be designed and constructed with similar materials and level of architectural detail on all sides of the building.
- b) Loading Docks and Loading areas – Loading Docks and loading areas shall not be permitted on the front of any

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building or on the side of any building which faces a public right of way.

460.05 Loading, Delivery and Service Areas

Loading, delivery and service areas within the RR District shall meet the following standards:

1. Screening

All loading, delivery, and service areas in the RR District shall be screened from view in accordance with the following standards:

- a) Screening from Non-Residential Uses – Service and delivery areas, overhead doors, and loading docks shall be screened from view of adjacent non-residential uses by a combination of a 2' mound and a continuous planting of evergreen trees similar to buffer type 'C' in Appendix 1. Evergreen trees shall be a minimum of 6 feet tall at time of planting and shall be planted in such a way as to provide a minimum of 75 percent opacity screen between the service areas and/or loading docks and the adjacent use at the time of planting. Walls and fences may be used for the purposes of screening service areas and/or loading docks similar to buffer type 'A' in Appendix 1 and shall meet the requirements of section 625. Walls and screens shall not contain any advertising.
- b) Screening from Adjacent Residential Uses, State Route 33, State Route 42 and Industrial Parkway – In the RR District all sides of any service areas and/or loading docks that are visible to adjacent residential uses, State Route 33, State Route 42 or Industrial Parkway shall be entirely screened from view through the use of the following:
 - (i) A combination of a 3' high mound and completely opaque walls or fences, in accordance with section 625 of this Resolution, to a height necessary for screening the proposed use but not less than 6 feet and not exceeding 10 feet in height similar to buffer type 'A' in Appendix 1.
 - (ii) Loading docks may be screened from view by an extension of building walls provided that the wall is constructed of materials similar to and harmonious with the design of the principal structure.
 - (iii) A combination of a minimum 3' high mound and a continuous planting of evergreen trees, a minimum of 6 feet in height at the time of planting. Evergreen trees shall be planted on top of the mound and staggered or spaced to achieve 100% screening of the area within 5 years of planting similar to buffer type 'B' in Appendix 1.
- c) Screening of Dumpsters, Storage Tanks, and Mechanical Equipment – within the RR District all dumpsters, compactors, trash receptacles, storage and fuel tanks, generators, heating and cooling equipment, and all other similar building service and mechanical equipment shall be

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screened from view on all sides by the proposed structure and/or free standing walls or fences. Free standing walls or fences shall be at a minimum height necessary to screen the proposed use, shall be constructed of materials harmonious to the building, and shall meet the requirements of section 625.

- d) Maintenance of Materials - All planting and landscape materials used for the purpose of screening shall be maintained in good condition in accordance with Section 620 of this Resolution.

460.06 Off-Street Parking

Off street parking for all uses in the RR District shall be provided at the time of construction of the main structure or buildings with adequate provisions for ingress and egress. All parking spaces and vehicular circulation areas shall meet the requirements of Section 610 and the following standards:

1. Number of Parking Spaces Required

All uses in the RR District shall provide a minimum number of off-street parking spaces in accordance with the type of use as defined in Section 610.

2. Joint or Common Parking

In the RR District outparcels, tenants, and adjacent commercial uses within a retail development are permitted to share a common parking area provided that cross access easements and shared parking agreements are in place. Where such easements and agreements are in place between uses, the parking and pavement setback between those uses may be reduced to 0 feet to accommodate the joint parking use as defined in Section 610.

3. Parking Lot Landscaping

All uses in the RR District shall provide parking lot landscaping in accordance with Section 610 and the following standards:

- a) Parking Lot Trees - The owner or developer of the proposed use shall install a minimum of 1 shade tree per every 10 parking spaces. Shade trees shall be installed in the center of the required landscape islands to avoid damage. Shade trees shall be of a species and variety that is typically known for urban tolerance, does not fruit heavily and shall be a minimum of two inches in caliper at the time of installation. To increase visibility of multi-tenant "strip" retail the owner or developer may provide 1 shade tree per 20 parking spaces provided that the remaining landscape islands are landscaped with shrubs at a minimum.

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

460.07 Landscaping

All uses within the RR District shall be landscaped in accordance with section 620 of this Resolution.

460.08 Signage

Signs identifying or advertising uses within the RR District shall be in strict compliance with Section 615 of this Resolution and with the standards as follows:

1. Number and Type of Signs Permitted in the RR District

For all uses and lots within the RR District the total amount of signage permitted shall be as follows:

Single Uses on Individual Lots – All uses within the RR District shall be permitted to have one ground mounted monument sign or one building mounted wall sign. Uses on lots having frontage on more than one public right of way, provided that at least 250 feet of frontage exists along each rights of way, shall be entitled one ground sign or one wall sign along each right of way unless otherwise prohibited below.

a) Multi-tenant Retail Developments – Retail developments in the RR District having more than one retail tenant shall be permitted one joint identification monument sign advertising the name of the development and one building mounted sign per each retail tenant. Outparcels in such a development shall be permitted one ground mounted monument sign or one building mounted sign.

b) Gasoline Stations – Gasoline Stations in the RR District may display signs in addition to the signs allotted for single uses or for outparcels. Such additional signage shall be limited to the following:

(i) Price and Grade information – Monument signs for Gasoline Stations may be permitted to display gasoline price and grade information in changeable copy. The total area dedicated to the display of price and grade information may not exceed 50 percent of the total sign area allowed for a Gasoline Station. Price and grade information may be displayed electronically provided such electronic information does not flash, move, rotate, change color, or change copy more than four times per day to update the price of fuel.

2. Monument Signs and Joint Identification Signs

All monument signs within the RR District shall comply with the requirements of Section 615 and the following requirements:

a) Construction - Monument signs and Joint Identification signs shall be permanently installed on a solid base constructed of durable natural materials or between two posts or columns constructed of durable natural materials.

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

- b) Location – Monument signs and Joint Identification Signs shall be set back at least 15 feet from any right of way or lot line and shall be installed in a location that will not impede the view of traffic from driveways or intersections. When two monument signs are permitted, in the case of a corner lot, each sign shall be installed on a separate road frontage. There shall be no less than 200 feet between the two signs, as measured along the right-of-way and no less than 50 feet between any one sign and the intersection of the two rights of ways.
- c) Height and Area – The height and area of all monument signs in the RR District shall be as follows:
 - (i) Outparcels – Monument signs for retail and restaurant outparcels in the RR District shall not exceed 5 feet in height and 20 square feet of display area per side as defined in Section 615.
 - (ii) Single uses – Monument signs for single retail uses on single lots in the RR District shall not exceed 5 feet in height and 25 square feet of display area per side as defined in Section 615.
 - (iii) Joint Identification signs – Monument signs advertising a multi-tenant retail development in the RR District may include the names of only 4 principal tenants in addition to the name of the retail center or development. Joint Identification Signs shall not be permitted along the US 33 frontage. In addition Joint Identification Signs shall meet the following size requirements:
 - a Retail centers larger than 300,000 square feet in floor area – Joint Identification signs shall not exceed 18 feet in height and 100 square feet of display area for all sides.
 - b Retail centers larger than 150,000 square feet but not more than 300,000 square feet in floor area – Joint Identification signs shall not exceed 15 feet in height and 75 square feet of display area for all sides.
 - c Retail centers larger than 50,000 square feet but not more than 150,000 square feet in floor area – Joint Identification signs shall not exceed 10 feet in height and 64 square feet of display area for all sides.
 - d Retail centers 50,000 square feet or less in floor area – Joint Identification Signs shall not exceed 6 feet in height and 40 square feet of display area for all sides.
 - (iv) Gasoline Stations – monument signs for Gasoline Stations in the RR District shall not exceed 8 feet in height and 64 square feet of display area for all sides.
- d) Landscaped area – Each monument sign shall be surrounded by landscaping around the base of the sign totaling a minimum of 50 square feet. Landscaped areas shall be

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

comprised of a variety of plant materials such as annual or perennial flowers, ground covers, and shrubs.

3. Wall signs

All wall signs in the RR District shall meet the following requirements:

- a) Installation – Wall signs shall be installed and mounted in accordance with Section 615.
- b) Construction – Wall signs may be constructed of individual letters attached to the building or constructed as a solid sign or sign cabinet.
- c) Display area – The sign(s) surface(s) of a sign(s) placed flat against the building wall shall not exceed 65% of the length of the side of the building or of the storefront to which the sign(s) is/are attached and shall meet the following requirements:
 - (i) For single buildings on individual lots, and for retail tenants larger than 30,000 square feet in floor area in a multi-tenant retail structure, the total area of the sign shall not exceed 10 percent of the total area of the wall to which the sign is being attached up to a total of 125 square feet in display area as defined in Section 615.
 - (ii) For retail tenants less than 30,000 square feet in floor area in a multi-tenant building the total area of the sign shall not exceed 60 square feet in display area as defined in Section 615. For all wall signs in a multi-tenant building there shall be uniformity in height between the signs for each tenant and all signs shall be installed at the same height along the face of the building.
- d) Location – Wall signs shall be located on or along the wall of the building which faces the street or parking lot and shall not project above the eaves of a sloped roof or the parapets of a flat roof. When a building on a corner lot is permitted to have two wall signs, each sign shall be mounted on a separate building frontage and shall be a minimum of 30 feet apart.

460.09 Lighting

All exterior lighting within the RR District shall strictly adhere to the requirements of Section 630 and the following standards:

1. Maximum Height Requirements

The total height of exterior light fixtures used for parking lot and site lighting within the RR District shall not exceed a maximum height of 32 feet established from the average finished grade of the area intended to be illuminated surrounding the light fixture.

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



Logan-Union-Champaign regional planning commission

Director: Dave Gulden

Zoning Parcel Amendment Checklist

Date: March 26, 2019

Township: Jerome

Amendment Title: Rezone PD (originally "PD-6" & School (or Park)) to PD, 2 units per acre

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 type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Any other supporting documentation submitted by applicant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input 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

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

March 26, 2019

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

Bradley Bodenmiller, Director
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Brad:

This letter is to inform you of a Jerome Township Rezoning Amendment Application submitted to our office on March 25, 2019.

Application: PD-19-131

Name of Applicant: Evergreen Land Company

Rezoning: Parcel # 1500070481000, located in New California Subdivision on east side of New California Drive, across from existing New California Hills 1 and New California Hills II subdivisions. Jerome Township fire station abuts south property line. New California Wood I, abuts southeast property line, and New California Woods III abuts north and northeast property lines for a total of 20.287 acres.

Present Zoning: PD - (originally PUD-6 and School and or Park).

Proposed Zoning: PD – Single Family Residential to match exiting New California Hills to west PD, 2 units per acre.

Public Hearing Date has been set for: April 22, 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,

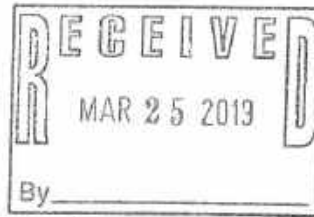


Anita Nicol
Zoning Clerk



Jerome Township
Union County, Ohio

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



Zoning Amendment
Application Form

Office Use Only:
Application #: PD-19-131 Date: 3-25-19
Fee: \$ 1,600.00 Check #: 5691

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

A. Applicant Information:

Name of Applicant: Evergreen Land Company
Mailing Address: 6295 Cosgray Road, Dublin, Ohio 43016
Phone: Home N/A Business 614-889-1115 Email: wdunham@shepherdexcavating.com

B. Location Information:

Description Located in New California Subdivision on east side of New California Drive, across from existing New California Hills 1 and New California Hills II subdivisions. Jerome Township fire station abuts south property line. New California Woods I abuts southeast property line, and New California Woods III abuts north and northeast property lines.

Subdivision Name : New California Hills 13
Address: None assigned, located between 9689 US 42 and 9740 New California Drive
Parcel Number(s): 1500070481000
Township: _____ Range: _____ Block: _____
Lot Size: Approx. 1,200' wide x 800' deep Acres: 20.287 acres
(If not located in a subdivision attach a legal description)

N S (E) W side of New California Drive
25+/- feet, (N) S E W, from intersection of
Santa Barbara Drive

Nearest major intersection Industrial Parkway & U.S. Route 42 (approx. 3,000' to northeast)
Existing Use Vacant, mowed lot with woods at rear
Present Zoning District PD (originally "PUD-6" and "School &/or Park")
Proposed Use Single Family Residential to match existing New California Hills to west
Proposed Zoning District PD, 2 units per acre



Jerome Township
Union County, Ohio

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

Zoning Amendment

Application Form

Office Use Only:	
Application #: _____	Date: _____
Fee: \$ _____	Check #: _____

Supporting information: Attach the following items to the application:

1. A vicinity map showing property lines, streets, and existing and proposed zoning.
2. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning.
3. A statement of how the proposed rezoning relates to it to the Comprehensive Plan.
4. The proposed amendment to the zoning map or text in ordinance (resolution) form, approved as to form by the City (Village, County, Township) Legal Advisor.
5. Fee as established according to Section 360.

Applicants or their official representative (attorneys, power of attorneys, etc.) must be present for rezoning hearings, Conditional Use Permit hearings or for Variance hearings to provide appropriate knowledge and/or pertinent answers to questions before an application may be passed on.

Date 3/25/2019

Applicant Signature

Wade Dunham - Vice President
Evergreen Land Company

FOR OFFICIAL USE ONLY
(Planning Commission)

_____ Planning (Zoning Commission)

Date Filed _____ Date of Notice in Newspaper _____

Date of Notice mailed to Adjacent Property Owners _____

Date of Public Hearing _____ Fee Paid \$ _____

Recommendation of Planning (Zoning) Commission: Approval _____

Denial _____

Reason for Recommendation _____

Planning (Zoning Commission)

Date _____ Chairman _____



Jerome Township
Union County, Ohio

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

Zoning Amendment

Application Form

Office Use Only:

Application #: _____ Date: _____

Fee: \$ _____ Check #: _____

Date of Recommendation Received _____

Date of Notice in Newspaper _____

Date of Public Hearing _____

Action by Legislative Authority: Approval _____ Denial _____

If denied, reason for denial _____

Date _____ Clerk Signature _____

Note: Three copies of this form and supporting information must be filed with the Jerome Township Planning (Zoning) Commission.



Jerome Township
Union County, Ohio

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

Zoning Amendment

Application Form

Office Use Only:

Application #: _____ Date: _____

Fee: \$ _____ Check #: _____

Adjoining Property Owners
Names and Mailing Addresses

Stephen A. & Carolyn K. Kopec, 10850 Sierra Woods Circle, Plain City, Ohio 43064-9422

Jeanne Rudolph, 10951 Tioga Springs Circle, Plain City, Ohio 43064-9420

Scott E. Chuha, 10856 Tioga Springs Circle, Plain City, Ohio 43064

Clayton W. & Amanda K. Morgan, 10842 Tioga Springs Circle, Plain City, Ohio 43064

Lindsey Allen & Sharon Plymale, 10810 Tioga Springs Circle, Plain City, Ohio 43064

Jason T. & Martha J. Jestadt, 9785 Monteray Drive, Plain City, Ohio 43064-8738

Brandon M. & Ashley G. Sweaney, 9791 Monteray Drive, Plain City, Ohio 43064

Christopher J. Kempf, 9805 Monteray Drive, Plain City, Ohio 43064

Charles W. & Kasendra L. McCutcheon, 9798 New California Drive, Plain City, Ohio 43064

Yuriy & Yuliya Ilnytskyy, 9784 New California Drive, Plain City, Ohio 43064

Todd J. & Shannon E. Harrison, 9776 New California Drive, Plain City, Ohio 43064

Kenneth J. & Amanda J. Ratliff, 9764 New California Drive, Plain City, Ohio 43064-8766

Kenneth G. & Carla M. Stevens, 9752 New California Drive, Plain City, Ohio 43064-8766

Laura H. Hipp, 9740 New California Drive, Plain City, Ohio 43064

Gar E. & Jennifer B. Welsh, 9735 New California Drive, Plain City, Ohio 43064-8768

Thomas J. Nott & Melissa L. Teets, 9727 New California Drive, Plain City, Ohio 43064-8768

Brett A. & Nicole L. Fuller, 6007 El Camino Drive, Plain City, Ohio 43064-8634

Megan R. Dowdell, 9723 New California Drive, Plain City, Ohio 43064-8768

Gary M. & Cindy Ann Gordon, 9721 New California Drive, Plain City, Ohio 43064-8768

See Sheet 5 for Additional Property Owners

List checked against map and approved by Zoning Inspector _____



Jerome Township
Union County, Ohio

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

Zoning Amendment

Application Form

Office Use Only:

Application #: _____ Date: _____

Fee: \$ _____ Check #: _____

Bruce A. & Cheryl L. Maier, 9717 New California Drive, Plain City, Ohio 43064

Kristen R. Dunlap, 9713 New California Drive, Plain City, Ohio 43064

James Rogers, 9709 New California Drive, Plain City, Ohio 43064-8768

Jennifer E. Gloeckner, 9705 New California Drive, Plain City, Ohio 43064-8768

Nikki L. Munk, 9701 New California Drive, Plain City, Ohio 43064-9377

Noreen A. Hustek, 9697 New California Drive, Plain City, Ohio 43064

Everett R. & Patricia A. Snyder, 9693 New California Drive, Plain City, Ohio 43064

Justin M. Shafley, 9689 New California Drive, Plain City, Ohio 43064-9492

Robert E. & Bridget McCray, 9685 New California Drive, Plain City, Ohio 43064

Randy T. & Anna L. Eichelberger, 11000 Santa Barbara Drive, Plain City, Ohio 43064-9414

Danny R. & Lois Ball, 9681 New California Drive, Plain City, Ohio 43064-9492

Statement of Proposed Zoning Amendment Relative to Jerome Township Comprehensive Plan

The subject parcel is a residual parcel with the property surrounding it having been developed 10 years or more prior to the adoption of the Comprehensive Plan.

Evergreen Land Company proposes a zoning amendment to reduce the zoned density of the 20.28 acre parcel #1500070481000, currently designated as "PUD-6" and "School &/or Park". We propose to revise the PUD-6 area (6 units per acre) to 2 units per acre. The Jonathan Alder Local School District has stated that they have no interest in the "School &/or Park" area of the property as a future school location. We also propose to revise that area to 2 units per acre. The proposed use of the property would be single-family residential with the same lot sizes and standards as New California Hills.

The area adjacent to the existing ditch along the north property line will remain untouched, with the exception of the continuation of an existing walk path that starts at Monterey Drive and runs along the north property line of Lot 6 in New California Woods III to the west property line of that lot. The extension of this walk path will connect to sidewalks along the proposed Sacramento Court.

The Jerome Township Comprehensive Plan, revised September 25, 2008, shows this parcel in the "Residential Conservation District". Density in this district is listed as between 1 and 2 units per gross acre with open space being a minimum of 40% of the gross acreage. The proposed density is 1.873 units per gross acre, and open space is 27.31%.

The text of the Residential Conservation District states "Because of the large quantities of open space required, conservation developments are well suited to large parcels of land having significant natural features and environmental constraints." We believe that the proposed zoning amendment for this parcel would bring the property into compliance with the intent of the Comprehensive Plan, as the density is being reduced to match the Residential Conservation District, and the open space provided is very good given the constraints of the relatively small parcel size.

RECEIVED
MAR 25 2019
By _____

APPROVED BY:

JEROME TOWNSHIP ZONING COMMISSION

<i>Earl R. Hays</i>	12-4-95
TRUSTEE	DATE
<i>Earl R. Hays</i>	12-4-95
TRUSTEE	DATE
<i>Douglas A. Wootley</i>	12-18-95
TRUSTEE	DATE
<i>John R. Wozniak</i>	12/11/95
CLERK	DATE

APPROVED BY:
JEROME TOWNSHIP ZONING COMMISSION

TRUSTEE	DATE
---------	------

TRUSTEE	DATE
---------	------

TRUSTEE _____ DATE _____

CLERK _____ DATE _____

—COMMERCIAL
3.624 ACRES

COMMERCIAL
1.375 ACRES

OWNED & DEVELOPED BY:



EVERGREEN
LAND
COMPANY

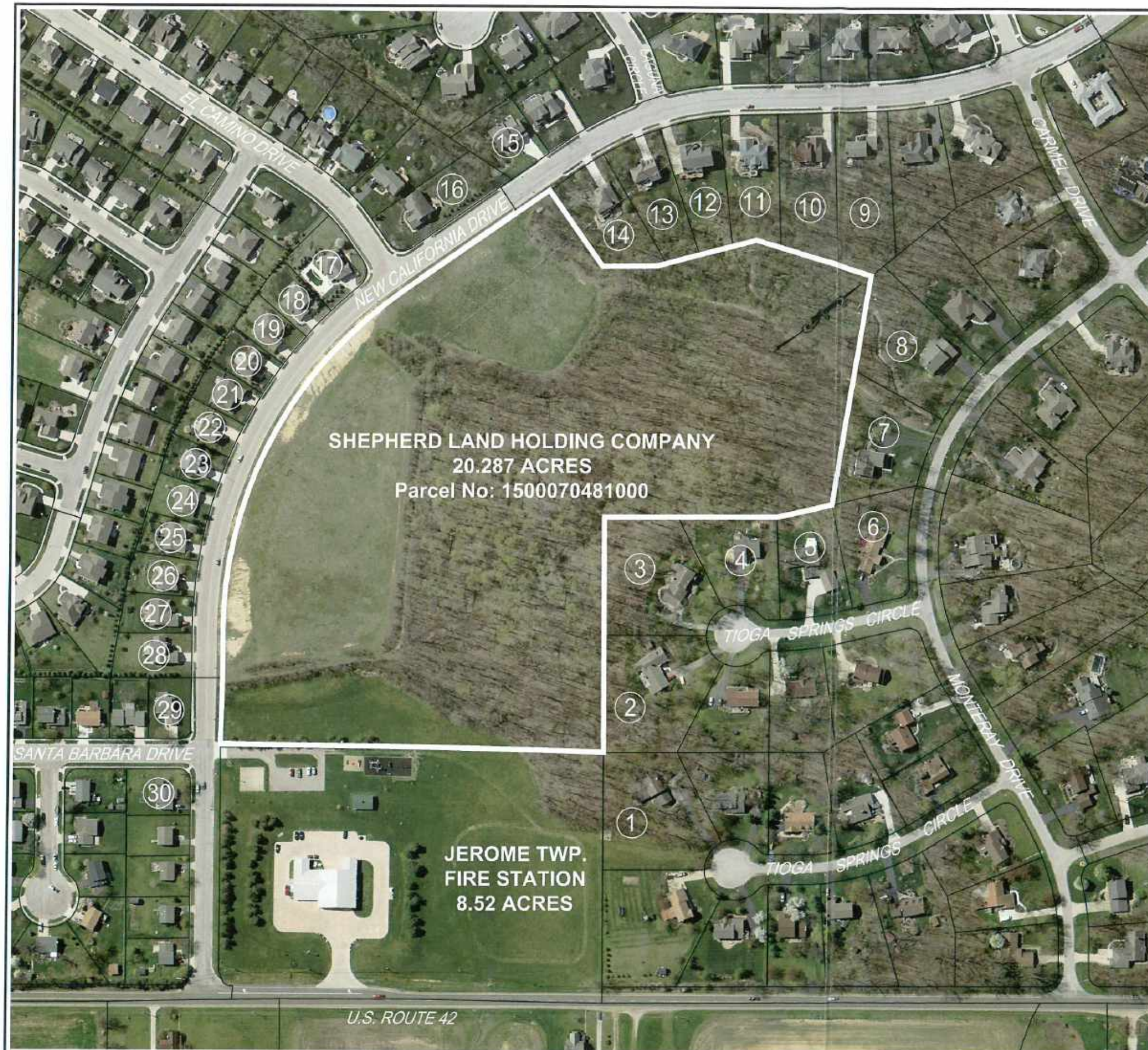
5295 COSGRAY ROAD, AMLIN, OHIO 43002
PHONE: 614/889-5510 FAX: 614/889-6680

GRAPHIC SCALE

(IN FEET)
1 inch = 100

DATE - 05/05/2004

U.S. ROUTE 42				
TABULAR INFORMATION				
NOTE: NEW CALIFORNIA HILLS (A & NEW CALIFORNIA WOODS I & II NOT INCLUDED IN THIS TABULATION)				
AREAS	ACRES	UNITS	% LAND	% UNITS
PUD-2	112.46	90.552	224	181
PUD-4		42.150	169	18.17
PUD-6	62.043	71.922	372	432
SCHOOL & /OR PARK	0	12.020	-	5.19
TOTAL		216.653	765	782
COMMERCIAL		15.334	-	6.61
TOTAL		15.334	-	6.61
GRAND TOTAL		231.987	765	782
GREEN SPACE		70.10 ACRES	(30.22% OF TOTAL AREA)	



ADJACENT PROPERTY OWNERS

- | | |
|--|--|
| 1 Stephen A. & Carolyn K. Kopec
10850 Sierra Woods Circle
Plain City, Ohio 43064-9422 | 17 Brett A. & Nicole L. Fuller
6007 El Camino Drive
Plain City, Ohio 43064-8634 |
| 2 Jeanne Rudolph
10951 Tioga Springs Circle
Plain City, Ohio 43064-9420 | 18 Megan R. Dowdell
9723 New California Drive
Plain City, Ohio 43064-8768 |
| 3 Scott E. Chuha
10856 Tioga Springs Circle
Plain City, Ohio 43064 | 19 Gary M. & Cindy Ann Gordon
9721 New California Drive
Plain City, Ohio 43064-8768 |
| 4 Clayton W. & Amanda K. Morgan
10842 Tioga Springs Circle
Plain City, Ohio 43064 | 20 Bruce A. & Cheryl L. Maier
9717 New California Drive
Plain City, Ohio 43064 |
| 5 Lindsey Allen & Sharon Plymale
10810 Tioga Springs Circle
Plain City, Ohio 43064 | 21 Kristen R. Dunlap
9713 New California Drive
Plain City, Ohio 43064 |
| 6 Jason T. & Martha J. Jestadt
9785 Monterey Drive
Plain City, Ohio 43064-8738 | 22 James Rogers
9709 New California Drive
Plain City, Ohio 43064-8768 |
| 7 Brandon M. & Ashley G. Sweaney
9791 Monterey Drive
Plain City, Ohio 43064 | 23 Jennifer E. Gloeckner
9705 New California Drive
Plain City, Ohio 43064-8768 |
| 8 Christopher J. Kempf
9805 Monterey Drive
Plain City, Ohio 43064 | 24 Nikki L. Munk
9701 New California Drive
Plain City, Ohio 43064-9377 |
| 9 Charles W. & Kasendra L. McCutcheon
9798 New California Drive
Plain City, Ohio 43064 | 25 Noreen A. Hustek
9697 New California Drive
Plain City, Ohio 43064 |
| 10 Yuriy & Yuliya Ihnytskyy
9784 New California Drive
Plain City, Ohio 43064 | 26 Everett R. & Patricia A. Snyder
9693 New California Drive
Plain City, Ohio 43064 |
| 11 Todd J. & Shannon E. Harrison
9776 New California Drive
Plain City, Ohio 43064 | 27 Justin M. Shalley
9689 New California Drive
Plain City, Ohio 43064-9492 |
| 12 Kenneth J. & Amanda J. Ratliff
9764 New California Drive
Plain City, Ohio 43064-8766 | 28 Robert E. & Bridget McCray
9685 New California Drive
Plain City, Ohio 43064 |
| 13 Kenneth G. & Carla M. Stevens
9752 New California Drive
Plain City, Ohio 43064-8766 | 29 Randy T. & Anna L. Eichelberger
11000 Santa Barbara Drive
Plain City, Ohio 43064-9414 |
| 14 Laura H. Hipp
9740 New California Drive
Plain City, Ohio 43064 | 30 Danny R. & Lois Ball
9681 New California Drive
Plain City, Ohio 43064-9492 |
| 15 Gar E. & Jennifer B. Welsh
9735 New California Drive
Plain City, Ohio 43064-8768 | |
| 16 Thomas J. Nott & Melissa L. Teets
9727 New California Drive
Plain City, Ohio 43064-8768 | |

SHEPHERD LAND HOLDING COMPANY
6295 COSGRAY ROAD
DUBLIN, OHIO 43016
614-889-1115

SCALE: - 1"=200'

DATE: MARCH, 2019 SHEET: 1 OF 1

NEW CALIFORNIA

PUD

INTRODUCTION PURPOSE

This site of approximately 225 acres was originally zoned in the early 1970's for as much as 12 units an acre and was intended as a high density multi-family project. Under the proposed PUD, Evergreen Land Company will be zoning this project for a maximum of 6 units per acre in one area of multi-family condominium or apartment use built to the same standards or higher than the surrounding residential development called New California Hills and will incorporate approximately the area shown in the drawing, though some shifts in ground may be required as a result of soil sampling, topography, and park configuration.

PERMITTED USES

Residential – The single family residential portion of this project shall be divided into two distinct groups: New California Woods and New California Hills. New California Woods shall be in the highly topographic area, shall consist of houses ranging from \$150,000 and up, shall have 20 foot non-curbed streets and be rural in character with a minimum diversity of Builders, the Builders floor plans and front elevations. All special requirements as to foundation structural design shall be followed as required by the Union County Engineer.

Commercial – The third part of the project will be three areas, one on Industrial Parkway and two on US 42 which was designated as commercial. All zoning densities are shown on the attached drawing. These areas may be used for any lower use, including residential, a similar density as the maximum allowed in the subdivision (6 units/acre).

PROVIDED UTILITIES

The provisions for water, sanitary, storm, electric, gas and cable are as follows:

Water – To be provided from the City of Marysville by Union County to the subdivision.

Sanitary Sewer – Will be a central sewer system with all sewage being handled by Union County.

Storm Sewer – Will be provided and placed in easements, as with the sanitary and water, but will be the responsibility of the township to maintain.

Electric – Will be Union Rural Electric except for a small portion which will be Dayton Power and Light.

Gas – Will all be Columbia Gas.

Cable – Will be a local supplier.

TRAFFIC PATTERN

The proposed traffic circulation pattern shall be approximately as shown on the drawing; however, modifications can be made from time to time with the permission of the Developer and the Union County Engineer.

DEED RESTRICTIONS

The Deed Restrictions shall be part of this document and shall be modified from time to time as required by the Developer (see attachments).

FORBIDDEN USES

Forbidden uses not covered in the residential areas and commercial areas are:

1. Any type of store that sells any type of pornographic magazine.
2. Any night clubs, bars.
3. Any use banned by the township.

WASTE AND REFUSE

Trash collection by the homeowners could be on an individual basis or the Association may, if elects, dictate which trash company will be used. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and removed from view from the street and abutting properties.

STORAGE AND EQUIPMENT

No materials, supplies, equipment or products shall be stored or be permitted to remain in any portion of the partial outside permitted structure for commercial areas only.

LANDSCAPING AND TREE PRESERVATION

All landscaping on all residential and commercial properties shall be approved by the Developer prior to installation and shall be installed by the Builder or a Builder's representative. Under no circumstances can the Builder pass this responsibility through a budget item to the homeowner.

BUILDING RESTRICTIONS

Building restrictions as changed from time to time, shall be attached to this document.

MAINTENANCE

All properties, be they commercial or residential, shall be maintained as per the community standards and that community standard is set and administered by the Developer or the Association and means that it shall be in a neat, clean, and professional manner at all times, meaning houses shall be maintained and painted, landscaping that dies shall be replaced, lawns shall be mowed, blacktop shall be resurfaced as necessary.

All buildings, structures, fences, paved areas, landscaped areas, and other improvements shall at all times be kept in good condition and repair and with a clean and slightly appearance. Landscape areas shall be maintained with materials specified in the Plan and in a healthy living state, mowed, pruned, watered, and otherwise maintained as appropriate. There shall be provided and kept in good working order, trash compactors and/or depositories at approved locations which shall be emptied prior to becoming full, and a pest and rodent control program shall be provided if necessary. Tenants will be required to deposit trash only in said compactors or depositories. Said properties shall be kept free of litter under all reasonable conditions, and parking and paved areas shall be power swept where necessary. All signage shall be kept in good repair. Lighting, painting, and associated materials on signage shall be kept in a continuously upgraded condition.

FENCING

Fencing shall be three rail, split rail fence with a natural finish in all areas with a gridded wire mesh permitted on the inside. No other fencing shall be permitted except in the event of a swimming pool and with an in-ground pool, which is the only pool permitted, vertical steel fencing with proper spacing shall be permitted. Under no circumstances shall any chain link fence be permitted.

BLACK ORNAMENTAL FENCE

Black ornamental fences may be used to enclose swimming pools only. The height shall not exceed code. The style shall be in accordance with the uniform plan for the Subdivision. The fence must be approved in advance by the Developer or the Association.

PRIVACY FENCE

Privacy fences between 4 1/2 and 6 feet high in natural or earth-tones may be placed immediately around decks, hot tubs, on patios, but may not enclose lawns or yards. They must be natural or earth-toned in color and in accordance with the uniform plan for the Subdivision. The fence must be approved in advance by the Developer or the Association.

TEMPORARY RESIDENCE

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

TEMPORARY STRUCTURE

No temporary building, trailer, garage, storage building or structure shall be placed upon any Lot for storage without the express written consent of Declarant (Developer).

ANIMALS

No animals, birds, insects, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot except dogs, cats, or other household pets which are kept for domestic purposes only, and are not kept, bred or maintained for any commercial purpose. No more than two dogs or two cats may be kept on any Lot except such dogs or cats in excess of such numbers that are less than three (3) months old.

SOIL REMOVAL

No soil shall be removed for any commercial purpose.

CLOTHES LINE

No clothing or any other household fabrics shall be hung in the open on any Lot, and no outside clothes drying or airing facilities shall be permitted.

NUISANCES

No obnoxious or offensive activity shall be permitted on any Lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

VEHICLES NOT IN USE

No automobile or other driven vehicle shall be left upon any Lot for a period longer than thirty (30) days in a condition wherein it is not able to be operated upon the public highway. After such period, the vehicle shall be considered a nuisance and detrimental to the welfare of the Subdivision and shall be removed therefrom.

HOBBIES

Hobbies or other activities which tend to detract from the aesthetic character of the Subdivision and any improvements used in connection with such hobbies or activities shall not be permitted unless carried out or conducted within the building erected upon the Lot and not viewable from either the street or adjoining properties. This restriction refers specifically but not exclusively to such activities as automobile, bicycle, moped, motorboat and sailboat repair.

PLEASURE AND UTILITY VEHICLE AND EQUIPMENT PARKING AND STORAGE

No truck, trailer, boat, camper or other recreational vehicles, commercial vehicles or utility vehicles and equipment, including mowers, tractors and other lawn or garden equipment, shall be parked or stored on any Lot unless it is in a garage or other vehicle and/or equipment enclosure out of view from the street and abutting properties, provided, however, that nothing herein shall prohibit the occasional nonrecurring temporary parking of such truck, trailer, boat, camper, recreational vehicle or commercial vehicle on the premises for a period not to exceed seventy-two (72) hours in any period of thirty (30) days. The word "truck" shall include and mean every type of motor vehicle other than passenger cars and other than any pickup truck which is used as an automobile vehicle by an owner of a Lot and his family.

GARAGE

No dwelling may be constructed on any Lot unless an enclosed attached garage of at least two (2) automobiles is also constructed thereon.

SIGNS

No signs of any kind shall be displayed to the public view on any Lot, except one temporary sign of not more than thirty-two (32) square feet advertising the property for sale or rent, signs used by a building to advertise the property during the construction/sales period and/or signage utilized at the entranceway to the Subdivision, denoting the name of the Subdivision.

ANTENNAS

Television and radio antennas, including dish-type satellite signal receiving earth stations, whether rooftop or ground mounted, shall be prohibited on the exterior of any house or Lot. No towers of any kind, including but not limited to, television, radio and/or microwave towers, shall be erected, placed or maintained on any Lot in the Subdivision.

FUEL STORAGE

Any tank for the storage of fuel placed or maintained on any Lot in the Subdivision shall be located below the surface of the ground or within the confines of the dwelling and approved by all applicable government agencies.

ARCHITECTURAL CONTROLS

All architectural controls will be at the sole discretion of the Developer and must be kept within the tone and color of the community, that being earth-tones, and must be done in accordance with state and county regulations.

GRADING AND DRAINAGE

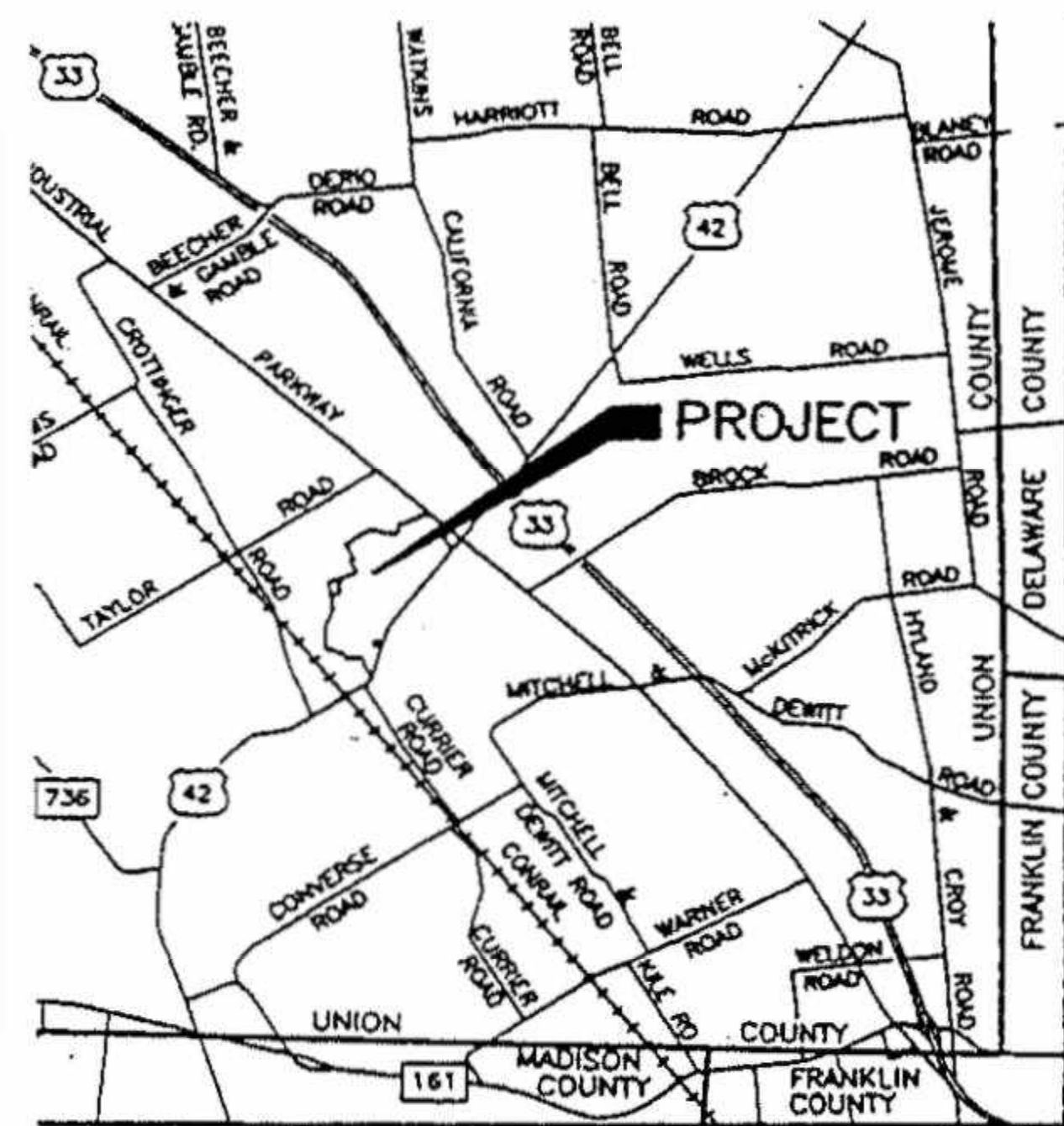
No construction, grading or other improvements shall be made to any Lot if such improvement would interfere with or otherwise alter the general grading and drainage plan of the Subdivision or any existing swales, floodways or other drainage configurations.

SCHOOL/PARK SITE (10.5 ACRES +

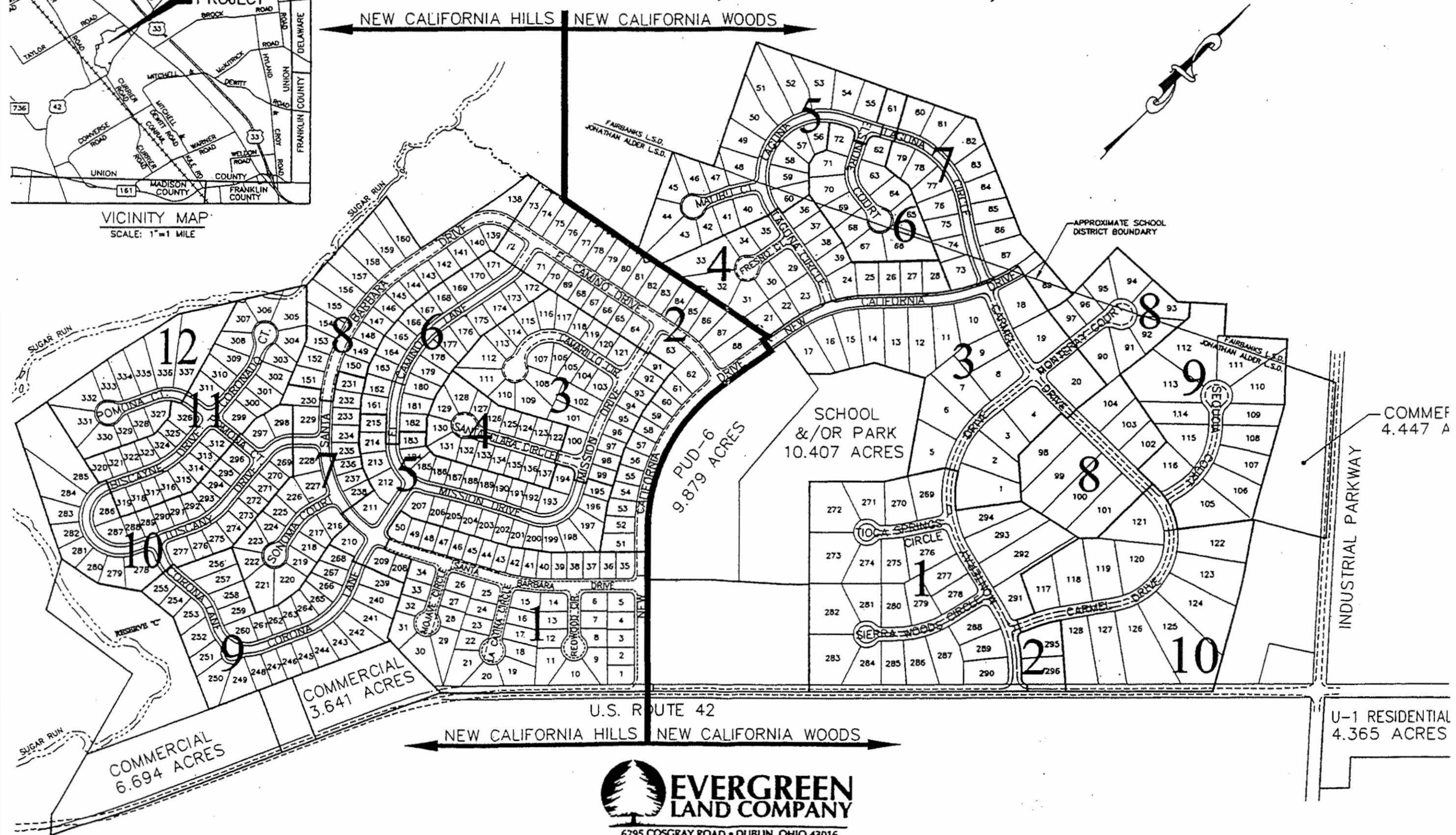
This site is planned for an elementary school site to sell to the Jonathan Alder School District and the area not used for a school or some part thereof can be used for a park. The boundary between the school site and the PUD-6 site is flexible and can be moved at the discretion of the developer.

In the event Jonathan Alder does not purchase the site for a school and the developer is willing to give up the PUD-6, both sites may be joined and used for single family residential consistent with New California Woods zoning.

OVERALL PLAN NEW CALIFORNIA JEROME TOWNSHIP, UNION COUNTY, OHIO



VICINITY MAP
SCALE: 1"=1 MILE



6295 COSGRAY ROAD • DUBLIN, OHIO 43016
(614) 889-5510 • FAX(614) 889-6680

New California Zoning History			
Approved Date	Action	Approval Period	Approved by
4/4/1973	Rezone 515.105 acres to P.U.D. by National Homes		Jerome Twp. Trustees
3/12/1975	New California Preliminary Development Plan approved		Jerome Twp. Zoning Commission
3/25/1975	Rezone 44.012 acres to P.U.D. by New California Development Co.		Jerome Twp. Trustees
9/13/1976	New California Woods I Final Plat signed	N/A	LUC
3/12/1981	Rezone 28.941 acres from PUD to B-1 by Arthur Seelbinder		LUC
3/23/1981	Rezone 28.941 acres from PUD to B-1 by Arthur Seelbinder	N/A	Jerome Twp. Zoning Commission
7/14/1983	New California Woods II Final Plat signed	N/A	LUC
5/5/1993	New California PUD extension	10 years	Jerome Twp. Trustees
7/27/1993	New California Woods III PUD Zoning Application (approx. 20 lots)		Jerome Twp. Zoning Board
8/2/1993	New California Woods III PUD Zoning Application (approx. 20 lots)		Jerome Twp. Trustees
8/12/1993	New California Woods III Preliminary Plat	1 year	LUC
10/14/1993	New California Woods 3 Final Plat	N/A	LUC
9/19/1994	Rezone 43.395 acres (tree farm) from U-1 to PUD accepted for review		Jerome Twp. Zoning Board
10/24/1994	Rezone 43.395 acres (tree farm) from U-1 to PUD (later determined to be unnecessary as PUD was an allowed use under U-1 zoning) Trustees meeting was cancelled and did not vote on this.		Jerome Twp. Zoning Board
12/5/1994	NCH II-XII Preliminary Development Plans accepted for review		Jerome Twp. Zoning Board
2/6/1995	NCH II-XII PUD approved		Jerome Twp. Zoning Board
2/20/1995	NCH II-XII PUD approved		Jerome Twp. Trustees
7/13/1995	New California Woods IV-X Preliminary Plat	1 year	LUC
8/10/1995	New California Hills II-XII Preliminary Plat	1 year	LUC
1/11/1996	New California Woods 4 Final Plat	N/A	LUC
4/11/1996	New California Woods 8 Final Plat	N/A	LUC
7/11/1996	New California Hills II-XII Preliminary Plat extension	1 year	LUC
7/11/1996	New California Woods IV-X Preliminary Plat extension	1 year	LUC
7/10/1997	New California Hills II-XII Preliminary Plat extension	1 year	LUC
7/10/1997	New California Woods IV-X Preliminary Plat extension	1 year	LUC
5/14/1998	New California Hills II Final Plat	N/A	LUC
7/9/1998	New California Hills II-XII Preliminary Plat extension	2 years	LUC
7/9/1998	New California Woods IV-X Preliminary Plat extension	2 years	LUC
11/12/1998	New California Woods 9 Final Plat	N/A	LUC
7/13/2000	New California Hills II-XII Preliminary Plat extension	2 years	LUC
7/13/2000	New California Woods IV-X Preliminary Plat extension	2 years	LUC
11/8/2001	New California Hills III Final Plat	N/A	LUC
5/9/2002	New California Hills II-XII Preliminary Plat extension	2 years	LUC
5/9/2002	New California Woods IV-X Preliminary Plat extension	2 years	LUC
7/11/2002	New California Hills IV Final Plat	N/A	LUC
9/12/2002	New California Hills VIII Final Plat	N/A	LUC
10/10/2002	New California Woods X Final Plat	N/A	LUC
9/19/2003	New California Hills V Final Plat	N/A	LUC
9/19/2003	New California Hills VI Final Plat	N/A	LUC
6/10/2004	New California Hills II-XII Preliminary Plat extension	2 years	LUC
6/10/2004	New California Woods IV-X Preliminary Plat extension	2 years	LUC
8/12/2004	New California Woods 5 Final Plat	N/A	LUC
10/14/2004	New California Hills VII Final Plat	N/A	LUC
10/14/2004	New California Hills IX Final Plat	N/A	LUC
9/8/2005	New California Hills X-XII Preliminary Plat		LUC
10/13/2005	New California Woods 6 Final Plat	N/A	LUC
10/13/2005	New California Woods 7 Final Plat	N/A	LUC
2/9/2006	New California Hills X Final Plat	N/A	LUC
4/13/2006	New California Woods XI-XII Preliminary Plat	2 years	LUC
6/8/2006	New California Hills X Amended Final Plat	N/A	LUC
8/9/2007	New California Hills X-XII Preliminary Plat extension	2 years	LUC
8/13/2009	New California Hills X-XII Preliminary Plat extension	2 years	LUC
6/14/2012	New California Hills XI & XII Preliminary Plat	2 years	LUC
6/12/2014	New California Hills XI & XII Preliminary Plat extension	2 years	LUC
10/9/2014	New California Hills XI & XII Final Plat	N/A	LUC



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
Applicant:	Parks Drilling / Trent Southworth 5745 Avery Road Dublin, OH 43016 tom@marsharchitects.com
Request:	<p>The Zoning Commission received an application to rezone 34.25 acres. The proposal would rezone the acreage from Rural Residential District (RU) to an Industrial Planned Unit Development (PUD).</p> <p>Parcel(s) involved:</p> <ul style="list-style-type: none">• 1400060190000 – 16.25 acres – Subarea B• 1400070610000 – 18.00 acres – Subarea A <p>Acreage proposed rezoned:</p> <ul style="list-style-type: none">• 34.25 acres <p>Existing use:</p> <ul style="list-style-type: none">• Agricultural <p>Proposed uses:</p> <ul style="list-style-type: none">• Most of the uses listed in the Commerce District• 23811 – Poured Concrete Foundation and Structure Contractors (Subarea B only)• 23812 – Structural Steel and Precast Concrete Contractors (Subarea B only)• 23891 Site Preparation Contractors (Subarea B only)• 4422 – Home Furnishing Stores• 44412 – Paint and Wallpaper Stores
Location:	The parcels are located at the Industrial Parkway and New California Drive intersection. The properties have frontage along the east side of Industrial Parkway. The properties are within 0.5 miles of the interchange at US Hwy 42 and US Hwy 33.

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Staff Report – Jerome Township Zoning Amendment

Staff Analysis:

This staff report considers recommendations of the Jerome Township Comprehensive Plan (Jerome Plan), the Jerome Township Zoning Resolution (Resolution), and Union County Comprehensive Plan (Co Plan).

Area Zoning.

The adjacent zoning is Rural Residential District (RU), Local Retail (LR), and residential PUDs (Reserve at New California and New California Hills/Woods). There is limited Regional Retail District (RR) and Commerce District (COM) nearby.



Figure 1. Jerome Township Zoning Map (01-07-2019).

The purpose/intent of the RU District is to preserve rural character and provide land suitable or used for very low density residential (Resolution, pp. 4-14).

The purpose/intent of the LR District is to allow retail uses that would draw from residents within a three mile radius to the site and typically include groceries, smaller retail, and restaurants. These uses are typically auto-oriented. Local retail anchors are no larger than 75,000 sq. ft. and often grouped with smaller retail tenants (Resolution, pp. 4-54).

Jerome Township Comprehensive Plan.

The Jerome Township Plan is a guide for decision-makers considering land use changes, and Chapter 6 provides recommendations (Jerome Plan, pp. 6-3).

The area, where this parcel is located, is planned Regional Retail. The area adjoining the property to the north is planned Mixed Commercial and Retail, and farther north is



Staff Report – Jerome Township Zoning Amendment

planned Flex Office / Light Industry and Office / Research / Medical.

The other side of Industrial Parkway is predominantly Conservation Development and Environmentally Sensitive Areas & Open Space, which is how that side of Industrial Parkway is developing.

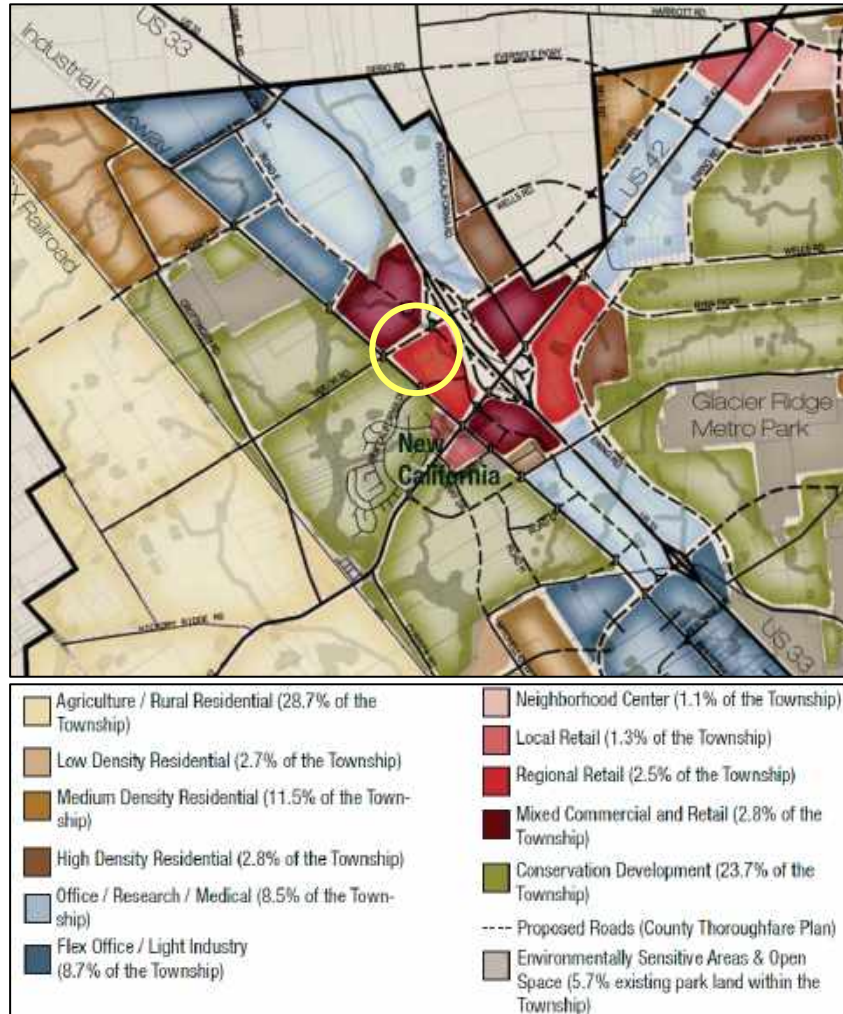


Figure 2. Jerome Township Comprehensive Land Use Plan (2008).

Regional Retail uses are characterized in the Plan as those of large format “big box” retailers of 75,000 square feet or more and associated “junior anchors” of 15,000-40,000 square feet. The uses serve areas larger than 5 miles in radius and are usually located near freeways or at interchanges, and require high visibility and accommodation of high traffic volumes; outparcels along road frontage are common and



Staff Report – Jerome Township Zoning Amendment

typically consist of uses such as restaurants, gas stations, banks, and convenience retail (Jerome Plan, pp. 6-11).

Mixed Use Office / Retail features a mix of commercial uses and sometimes contains higher density residential uses. They are typically associated with a higher density mix of office and smaller commercial uses that support the office uses including restaurants and convenience retail, providing employment and economic development opportunities and access to local professional services for the community (Jerome Plan, pp. 6-12).

Flex Office / Light Industrial uses are characterized in the Plan as those of medium intensity, consisting of warehouse and distribution, flex offices, services and light manufacturing. The Plan goes on to reiterate much of the purpose and intent from the COM District (Jerome Plan, pp. 6-14).

Area Plans for Commercial.

Commercial is a large focus of the Comprehensive Plan at the nearby interchange. Recent plans, including ODOT's US 42 Access Management Study, indicate the area is a great opportunity for future commercial development. Millcreek Township's updated Comprehensive Plan intends for commercial uses along its portions of US 42 (Millcreek Plan, pp. 73). The Jerome Village Master Plan intends for commercial development along its portion of US 42. Essentially, large is a large proportion of commercial planned along US 42 from the interchange into Millcreek Township.

Union County Comprehensive Plan.

The Union County Comprehensive Plan identifies the west side of US 33 as largely agricultural outside of commercial, office, and institutional development along Industrial Parkway. Industrial Parkway is anchored by major corporations such as Scotts Miracle-Gro, Veyance Technologies, and many small businesses that drive economic growth (County Plan, pp. 72).



Staff Report – Jerome Township Zoning Amendment

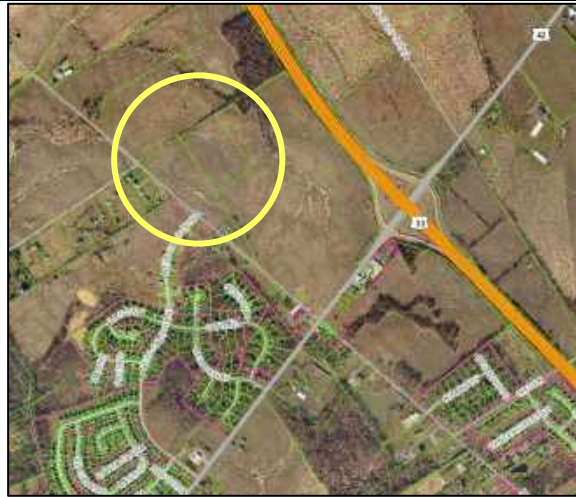


Figure 3. Aerial of Property & Adjacent Properties (2019).

The Union County Plan recommends low density office and industrial land along US 33, while mixed use residential, commercial, and high density office can be integrated throughout the sub-area in a clustered, context-sensitive manner (County Plan, pp. 73). This proposal seems to better-fit the County Plan.

Considerations.

New discussions are happening relative to uses found in the COM District as a result of fiber installation along the US 33 Corridor. There is large proportion of planned commercial between the interchange and into Millcreek Township. There are also discussions occurring with regard to a PUD Overlay which may enable industrial uses along the 33 Corridor. In this case, deviation from Jerome's guidance may make sense.

Regulation Text.

Staff reviewed the Regulation Text and offers the following recommendations:

(i) Setbacks. These refer to Subareas 1 and 2, not Subareas A and B. Staff recommends updating this.

(iii) Parking. This includes a blanket statement that the parking standards shall comply with the Zoning Resolution. In addition to this statement, staff recommends highlighting important standards specific to the PD. For example, is parking allowed between buildings and road frontage?

(v) Pedestrian Ways. Staff recommends the Township work with the applicant and County Engineer to require/plan for a bike trail along the Industrial



Staff Report – Jerome Township Zoning Amendment

	<p>Parkway and a connections along the roadways within the development. An off-road trail is planned for Industrial Parkway and access to employment centers is one aspect of this plan.</p> <p>(vii) Signage. Add sign setbacks to this section.</p> <p>(xii) Accessory Standards. This section requires compliance with the outdoor screening/storage standards in the Zoning Resolution. However, it excepts an important limitation; the Township Zoning Resolution prohibits outdoor storage from covering more than 35% of the lot. Staff feels this is an important requirement and recommends it be required.</p> <p>Several sections of the Regulation Text refer to specific section numbers in the Zoning Resolution. Staff's concern with this is that the Zoning Resolution may change, be amended, or renumbered. It may be wise to include a copy of the current Zoning Resolution, or at least reference the date, as part of the PD document.</p>
Staff Recommendations:	Staff recommends APPROVAL WITH MODIFICATIONS as recommended in the staff report to rezone the parcel from RU to PD. This recommendation is based on the Union County Comprehensive Plan, the Zoning Resolution, and with the considerations referenced in the staff report.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Director: Dave Gulden

Zoning Parcel Amendment Checklist

Date: March 26, 2019 Township: Jerome

Amendment Title: Rezoning of 34.25 acres from RR to industrial

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 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

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

March 26, 2019

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

Bradley Bodenmiller, Director
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Brad:

This letter is to inform you of a Jerome Township Rezoning Amendment Application submitted to our office on March 25, 2019.

Application: PD-19-132.

Name of Applicant: Trent Southworth/Parks Drilling.

Rezoning: Parcel #'s 1400070610000 (18 acres) & 1400060190000 (16.25 acres), total of 34.25 Acres.

Present Zoning: RR.

Proposed Zoning: NW: Farm/RU to PD Industrial; SE: Farm/Limited Retail to PD/Industrial;
NE: Farm/Limited Retail to PD/Industrial; SW: PUD/RU to PD/Industrial.

Public Hearing Date has been set for: April 22, 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

APPLICATION

- PUD Re-Zoning Application

DEVELOPMENT PLAN TEXT

- Planned Development Text

EXHIBITS

Tab 1 – Adjacent Property Owners

- Adjacent Property Owners

Tab 2 – Legal Descriptions

- Fiduciary's Deed
- Quitclaim Deed

Tab 3 – Development Plan Exhibits

- Exhibit A – Regional Context
- Exhibit B – Existing Conditions
- Exhibit C – Sub-Area Plan
- Exhibit D – Zoning Plan
- Exhibit E – Landscape Plan
- Exhibit F – Landscape Details

Tab 4 – Engineering Exhibits

- Exhibit G-1 – Preliminary Site Plan
- Exhibit G-2 – Preliminary Utility Plan

Tab 5 – Sample Deed Restrictions

- Sample Covenants and Deed Restrictions

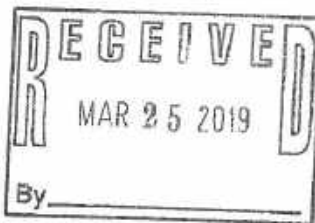
Tab 6 – Traffic Study

- Memorandum of Understanding



Jerome Township
Union County, Ohio

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



Application Form

PUD Zoning

Application #:	PD-19-132	Office Use Only:	Date: 3-25-19
Fee: \$	3,275.00	Check #:	8734

Agent / Applicant Information:

Agent / Applicant Name: Trent Southworth / Parks Drilling Date: March 25, 2019
Mailing Address: Parks Drilling Company - 5745 Avery Road, Dublin, Ohio, 43016
Email Address: trentsouthworth@parksdrilling.com Phone: _____

Property Information:

Property Address: Industrial Parkway, Plain City, Ohio
Property Owner: Randy and Jane Collins, Trustees
Parcel ID # (s) 1400070610000 / 1400060190000
Acreage: +/- 34.25 Current Zoning: RR Subdivision Name: _____

PUD Zoning Information:

PUD Type Requested:	Adjacent Land Uses:	Proposed Utilities:
<input type="checkbox"/> Residential	North: <u>(NW) Farm / RU</u>	<input checked="" type="checkbox"/> Public Sewer
<input type="checkbox"/> Commercial / Office	South: <u>(SE) Farm / Limited Retail</u>	<input type="checkbox"/> On-Site Sewer
<input checked="" type="checkbox"/> Industrial	East: <u>(NE) Farm / Limited Retail</u>	<input checked="" type="checkbox"/> Public Water
<input type="checkbox"/> Mixed-Use	West: <u>(SW) PUD / RU</u>	<input type="checkbox"/> Private Well
<input type="checkbox"/> Modification of Existing PUD		

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: Trent Southworth / PARKS DRILLING Date: 3/29/19
Property Owner Signature (if different from the Applicant): Jane Collins Randy J. Collins



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 #: _____	Date: _____
Fee: \$ _____	Check #: _____

Agent / Applicant Information:

Agent / Applicant Name: Trent Southworth / Parks Drilling Date: March 25, 2019
Mailing Address: Parks Drilling Company - 5745 Avery Road, Dublin, Ohio, 43016
Email Address: trentsouthworth@parksdrilling.com Phone: _____

Property Information:

Property Address: Industrial Parkway, Plain City, Ohio
Property Owner: Randy and Jane Collins, Trustees
Parcel ID # (s) 1400070610000 / 1400060190000
Acreage: +/- 34.25 Current Zoning: RR Subdivision Name: _____

PUD Zoning Information:

<u>PUD Type Requested:</u>	<u>Adjacent Land Uses:</u>	<u>Proposed Utilities:</u>
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<input type="checkbox"/> Commercial / Office	South: <u>(SE) Farm / Limited Retail</u>	<input type="checkbox"/> On-Site Sewer
<input checked="" type="checkbox"/> Industrial	East: <u>(NE) Farm / Limited Retail</u>	<input checked="" type="checkbox"/> Public Water
<input type="checkbox"/> Mixed-Use	West: <u>(SW) PUD / RU</u>	<input type="checkbox"/> Private Well
<input type="checkbox"/> Modification of Existing PUD		

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: *Trent Southworth* / PARKS DRILLING Date: 3/14/19
Property Owner Signature (if different from the Applicant): *Jane Collins* *Randy J. Collins*

Introduction

The applicant, Parks Drilling, proposes to develop a new business park on +/- 35.5 acres on Industrial Parkway. The proposed development will be located on the north east side of Industrial parkway, approximately ½ mile north of US Route 42, and will allow for the inclusion of new office and light industrial businesses in Jerome Township. The site will be divided into two sub-areas to allow for the development of smaller scale office, commercial, and light industrial businesses on smaller lots adjacent to Industrial Parkway, and to allow for the Parks Drilling Company to re-locate their business to the rear of the site. Perimeter setbacks for the property will exceed those required by the Commerce District, Section 445, of the Jerome Township Zoning Resolution, and mounding and landscaping along Industrial Parkway will screen and soften the proposed development. As part of the zoning, the applicant shall deed to the county a 60' strip along the entire frontage of Industrial Parkway as necessary to provide for the required Right-of-Way. When completed the PDC Commerce Park will provide opportunities for small businesses to set up shop in Jerome Township in a clean, well landscaped environment with easy access to US 42 and US 33.

Planned Development Text

The following Development Text identifies the minimum requirements to be established for the Planned Business Development referred to as the PDC Commerce Park located on the east side of Industrial Parkway just north of US 42. 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 (italics) 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 east side of Industrial parkway approximately 2,500' north of the intersection of US 42 and Industrial Parkway. The property to be considered for re-zoning includes Parcel #'s 1400060190000 (16.25 acres), and 1400070610000 (18.00 acres). A legal description and boundary survey are provided herein.

- 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.

Permitted uses for the PDC Commerce Park are as follows:

The following uses shall be permitted in Sub-Area A:

1. 323 – Printing and Related Support Activities
2. 33243 - Metal Can, Box, and Other Metal Container (Light Gauge) Manufacturing
3. 3325 – Hardware Manufacturing
4. 3326 – Spring and Wire product Manufacturing
5. 3327 – Machine Shops; Turned Product; and Screw, Nut and Bolt Manufacturing.
6. 3329 - Other Fabricated Metal Product Manufacturing with the exception of:
 - a) 332992 Small Arms Ammunition Manufacturing
 - b) 332993 Ammunition (except Small Arms) Manufacturing
 - c) 332994 – Small Arms, Ordnance, and Ordnance Accessories Manufacturing
7. 334 – Computer and Electronic Product Manufacturing
8. 335 – Electrical Equipment, Appliance, and Component Manufacturing with the exception of:
 - a) 33591 – Battery Manufacturing
9. 3363 – Motor Vehicle Parts Manufacturing
10. 3364 - Aerospace Product and Parts Manufacturing
11. 336991 - Motorcycle, Bicycle, and Parts Manufacturing less than 100,000 square feet.
12. 339 – Miscellaneous Manufacturing
13. 4236 – Electrical and Electronic Goods Merchant Wholesalers
14. 4237 – Hardware, and Plumbing and Heating Equipment and Supplies Merchant Wholesalers
15. 42384 – Industrial Supplies Merchant Wholesalers
16. 42385 - Service Establishment Equipment and Supplies Merchant Wholesalers
17. 44131 – Automotive Parts and Accessories Stores
18. 4422 - Home Furnishing Stores
19. 44412 Paint and Wallpaper Stores
20. 491 – Postal Service
21. 492 – Couriers and Messengers
22. 517 – Telecommunications
23. 518 – Data Processing, Hosting, and related services
24. 519 – Other Information Services
25. 531 – Real Estate with the exception of:
 - a) 53113 - Lessors of Mini-warehouses and Self-Storage Units
26. 54 - Professional, Scientific, and Technical Services
27. 55 - Management of Companies and Enterprises
28. 561 - Administrative and Support Services with the exception of:
 - a) 56173 – Landscaping Services

29. 6211 – Offices of Physicians
30. 6212 – Offices of Dentists
31. 6213 – Offices of Other Health Practitioners
32. 6215 – Medical and Diagnostic Laboratories
33. 6216 – Home Health Care Services
34. 7223 – Special Food Services
35. 8139 – Business, Professional, Labor, Political, and Similar Organizations

The following uses shall be permitted in Sub-Area B:

The following uses, in addition to all of the uses permitted above in Sub-Area A, shall be permitted in Sub-Area B.

1. 238 – All Specialty Trade Contractors
2. 811 – Repair and Maintenance

The following uses shall be prohibited within the proposed Development:

1. Nurseries, wholesale or retail, landscape contractors, and landscape maintenance companies.
2. Self-Storage or personal storage units.
3. Any use that violates the public nuisance regulations outlined in Section 670 of the Jerome Township Zoning Code.

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

See attached site plan for the proposed site layout (Exhibit D). The site will be divided into two sub-areas. Sub-Area 1 (+/- 16.74 acres) may be divided into a maximum of 5 lots, and Sub-Area 2 (+/- 16.53 acres) may be subdivided into a maximum of 6 lots as shown on Exhibit D. The applicant proposes one main entrance from Industrial Parkway, located directly across from New California Drive. The main entry drive, Street 'A', and a secondary cul-de-sac, Street 'B', will provide access for the entire development. If the market dictates the need for additional smaller lots, an additional cul-de-sac (street 'C') may be installed by the developer. No direct access will be permitted on Industrial Parkway from any of the parcels within the development. A 60' strip of property, approximately 2.25 acres, will be granted to Union County for Right-of-Way along Industrial Parkway. As required by the Union County Engineer, Street 'A' will stub into the adjacent property as indicated on Exhibits C and D.

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

The maximum permitted density / intensity for Sub-Area A will be 10,000 square footage of building area per acre on each lot within the Sub-Area. Lots within Sub-area A must be a minimum of 2 acres in size, and must have a minimum of

150' of frontage on Street 'A' or 'B' as required by Section 445. Lots around the radius of a cul-de-sac may be permitted a reduction in the minimum lot frontage provided that a minimum of 100' of frontage exists at the front setback line.

The maximum permitted density/intensity for Sub-Area B will be 15,000 square footage of building area per acre on each lot within the Sub-Area. Lots within Sub-area B must be a minimum of 1.5 acres in size, and must have a minimum of 150' of frontage on Street 'B' or 'C' as required by Section 445. Lots around the radius of a cul-de-sac may be permitted a reduction in the minimum lot frontage provided that a minimum of 100' of frontage exists at the front setback line.

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. The existing tree row along the northern property line, and the existing tree row along the southern property line, shall be preserved from development. No other trees or natural features exist for this property.

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

For existing site conditions see Exhibit B. There are no existing streams or wooded areas on the property. The existing tree row along the northern property line, and the existing tree row along the southern property line, shall be preserved from development. Around the Northern and Eastern project boundaries, a perimeter buffer shall be provided consistent with Buffer type 'C' as outlined in Appendix 1 of the Jerome Township Zoning Code. The buyer of each lot along the perimeter shall be required to install their section of perimeter buffer at the time of lot development. Along the right-of-way of Industrial Parkway, and along the southern boundary of Sub-Area A, the applicant shall provide a landscape buffer as indicated on Exhibits D and E which consists of an undulating 3-4' earthen mound planted with a mixture of evergreen, ornamental, and deciduous shade trees as shown on the plan. Such buffer shall be installed within the first available planting season following the start of construction of the project roadways.

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

Along the eastern side of Industrial Parkway farming is the predominant land use. The land surrounding the project to the southeast, and east, is currently zoned "Local Retail" in Jerome township and is identified for more regional retail uses as part of the Jerome Township Comprehensive Plan. It is anticipated that future

office and light industrial growth will continue north of the site in the areas between Industrial Parkway and US Route 33.

On the opposite (west) side of Industrial Parkway, the current land uses are planned residential, rural residential, and existing farmland. Residential uses are the only prescribed uses for land on the western side of Industrial Parkway under the current Comprehensive Plan.

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

All required utilities necessary to serve the project, including Sanitary Sewer and Water, exist along Industrial Parkway. Drainage and stormwater management for the development will be provided in accordance with the requirements of the Ohio EPA and the Union County Engineers office. For additional detail refer to the Preliminary Utility Plan (Exhibit G-2).

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.

Such improvements are as shown on Zoning Plan (Exhibit D), and Preliminary Site Plan (Exhibit G-1).

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.

The applicant proposes to begin construction of Street 'A' and Street 'B' as weather permits soon after successful completion of re-zoning, final development plans, and final engineering. Along with the proposed streets, the applicant will begin construction of site and building improvements for Sub-Area B, Lot 1, and begin marketing the remainder of lots for sale to prospective buyers. No residential development will be allowed within this development. Office and business structures shall be developed with similar architectural style and quality to those found in the Industrial Parkway Estates project. Building density / intensity shall be as described in Section D above. Building heights, parking requirements, landscaping and lighting not detailed herein shall all meet the requirements of the Jerome Township Zoning Resolution.

- 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 Preliminary Utility Plan (Exhibit G-2).

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

See attached Zoning Plan (Exhibit D) and Preliminary Site Plan (Exhibit G-1) for the proposed layout.

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

Buildings within the proposed PDC Commerce Park shall meet all of the requirements outlined in Section 445.04 of the Jerome Township Zoning Resolution. Permitted exterior materials include brick, stone, cultured stone, stucco, EIFS, painted metal, and split faced block. Metal buildings, if used, must incorporate one of the other materials listed above as part of the front façade of the building. All final architecture for each lot shall be approved by the township at the time of Final Development Plan submittal.

- 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. Maintenance of common elements, such as the Industrial Parkway landscape buffer, main entry sign, and street trees, shall be provided through an association of individual property owners established and controlled by the applicant. Maintenance of perimeter buffers and internal landscaping shall be the responsibility of the individual lot owners. Deed restrictions will be created by the applicant to establish the use restrictions, common maintenance agreements, and required development standards.

- o. Projected schedule of site development.**

The applicant proposes to begin construction of Street 'A' and Street 'B' as soon as weather permits after successful completion of re-zoning, final development plans, and final engineering. Along with the proposed streets, the applicant will

begin construction of site and building improvements for Sub-Area B, Lot 1, and begin marketing the remainder of lots for sale to prospective buyers. Construction of individual uses on the remainder of the lots will follow as market sales dictate. Each individual lot will be required to file their own final development plan with Jerome Township for approval of the proposed building and landscaping prior to development of the lot.

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.

Property Perimeter Setbacks:

Industrial Parkway:	70' from the proposed ROW (190' from centerline) for all buildings, parking, and outdoor storage areas.
North Property Line:	40' for all buildings, parking, and outdoor storage areas.
East Property Line of Sub-Area 1:	40' for all buildings, parking, and outdoor storage areas.
South Property Line of	

Sub-Area 1: 50' for all buildings, parking, and outdoor storage areas.

East Property Line of Sub-Area 2: 40' for all buildings, parking, and outdoor storage areas.

South Property Line of Sub-Area 2: 30' for all buildings, parking, and outdoor storage areas.

Interior Setbacks:

Front Yard setback from Streets 'A', 'B', and 'C': 40' from ROW for all buildings
20' from ROW for parking and circulation

Side Yard Setbacks: 20' for buildings and outdoor storage areas
10' for parking and circulation areas

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

Building height shall meet the requirements of Section 445.04(3) of the Jerome Township Zoning Resolution. Maximum building size permitted on each lot within the development shall be 10,000 square feet per acre for all lots within Sub-Area A, and 15,000 square feet per acre for all lots within Sub-Area B. Rooftop mechanical equipment shall meet the requirements of Section 445.04(4)(e), and ground mounted mechanical equipment shall meet the requirements of Section 445.06(2)(c) of the Jerome township Zoning Resolution.

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.

All parking and loading areas shall meet the requirements of the Jerome Township Zoning Resolution.

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

The applicant will donate 60' of additional right of way from the centerline of Industrial Parkway (approximately 2.25 acres) to provide for the required 120' of right-of-way specified in the Union County Thoroughfare plan. Rights-of-Way on interior streets 'A', 'B', and 'C' (if constructed) will be 60' as required by Union County. Pavement widths will meet the requirements of the Union County Engineer. Only one cut will be permitted on Industrial Parkway to align with the existing New California Drive as required by the Union County Engineer. The entry drive, Street 'A', will also stub into the adjacent property to the east to provide a connection to any future development. Access to all lots within the development will be taken from internal streets. No individual curb cuts will be permitted on Industrial Parkway. Curb cuts in internal streets will be reviewed and approved by the Union County Engineer at the time of Final Engineering and Final Development Plan.

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 Landscape Plan for proposed screening locations, materials, and installation sizes (Exhibit E).

The existing tree row along the northern property line, and the existing tree row along the southern property line, shall be preserved from development. Around the Northern and Eastern project boundaries, a perimeter buffer shall be provided consistent with Buffer type 'C' as outlined in Appendix I of the Jerome Township Zoning Code. The buyer of each lot along the perimeter shall be required to install their section of perimeter buffer at the time of lot development. Along the right-of-way of Industrial Parkway, and along the southern boundary of Sub-Area A, the applicant shall provide a landscape buffer as indicated on Exhibits E and F which consists of an undulating 3-4' earthen mound planted with a mixture of evergreen, ornamental, and deciduous shade trees as shown on the plan. Such buffer shall be installed within the first available planting season following the start of construction of the project roadways.

Rooftop mechanical equipment shall be screened in accordance with the requirements of Section 445.04(4) (e), and ground mounted mechanical

equipment shall be screened in accordance with the requirements of Section 445.06(2)(c) of the Jerome township Zoning Resolution.

Off street parking areas shall be screened in accordance with Section 445.07(2), and Section 610 of the Jerome Township Zoning Resolution and all outdoor loading, deliver, and service areas, including dumpsters, shall be screened in accordance with Section 445.06 of the Jerome Township Zoning Resolution.

All code required landscaping and buffering shall be maintained in accordance with Section 620.03 of the Jerome Township Zoning Resolution.

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

One main project identification sign, similar in style to the sign provided on Exhibit F will be located at the entrance to the development to identify the business park, and will provide additional space for up to 4 tenant panels. The main project identification sign will be a maxim of 10' in height, including supports and base, and shall have a maximum signage area of 32 square feet per side as required by Section 445.09(2)(c). Each individual tenant within the development shall be permitted signage in accordance with Section 445.09 of the Jerome Township Zoning Resolution. Monument signs for the individual tenants shall be required to match a standard established for the development similar to the small monument sign provided on Exhibit F. Signage setbacks, construction, and lighting shall comply with the Jerome Township Zoning Resolution, Section 445.09.

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

All lighting for the property shall comply with the Jerome Township Zoning Resolution, Sections 445.10 and 630. Maximum height of parking lot and exterior lighting for Sub-Area 2 shall be 30'. Maximum height of parking lot and exterior lighting in Sub-Area 1 shall be 18'. To minimize light pollution, and increase uniformity, all lighting for the development shall meet the standards established in Section 630 of the Jerome Township Zoning Resolution. The developer of each lot shall be required to submit a lighting plan for review and approval of the township as part of the Final Development Plan process.

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

Buildings within the proposed PDC Commerce Park shall meet all of the requirements outlined in Section 445.04 of the Jerome Township Zoning Resolution. Permitted exterior materials include brick, stone, cultured stone, stucco, EIFS, painted metal, and split faced block. Metal buildings, if used, must incorporate one of the other materials listed above as part of the front façade of the building. All final architecture for each lot shall be approved by the township at the time of Final Development Plan submittal.

- 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.**

Permitted uses within each sub-area of the development shall be those listed in Section b. above.

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

Lots within Sub-area A must be a minimum of 2 acres in size, and must have a minimum of 150' of frontage on Street 'A' or 'B' as required by Section 445. Lots around the radius of a cul-de-sac may be permitted a reduction in the minimum lot frontage provided that a minimum of 100' of frontage exists at the front setback line. Lots within Sub-area B must be a minimum of 1.5 acres in size, and must have a minimum of 150' of frontage on Street 'B' or 'C' as required by Section 445. Lots around the radius of a cul-de-sac may be permitted a reduction in the minimum lot frontage provided that a minimum of 100' of frontage exists at the front setback line. Setbacks for each lot, and for the perimeter of the project shall be as identified in section (q)(i) above. Maximum lot coverage for all lots within the development shall meet the requirements of Section 445.03(3) of the Jerome Township Zoning Resolution.

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

Accessory uses and structures shall meet the requirements of Section 445, and Section 645, of the Jerome Township Zoning Resolution. The requirements for the outdoor storage of materials shall meet the requirements of Section 445.05 of the Jerome Township Zoning Resolution with the following exception:

- The outdoor storage area for Sub-Area B, Lot 1 shall be permitted to exceed the maximum 35% of lot area as required by Section 445.05(2) provided all other requirements of this Section will be met.

- 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. The only applicable open space for this development will be contained within the perimeter setbacks and landscape buffers established for this development.

- 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.

Walbonns, Llc
C/O David Starkey Atty
425 N Metro Place Suite 460
Dublin, Oh 43017

Mclaughlin Joseph K Jr & Nancy
Frantz
116 Brynfield Way
Harisburg, Pa 17112

W&D Thomas Family, Llc
5494 Cara Ct
Dublin, Oh 43016-8700

Mcclaskie Helen I, Llc
5194 Heritage Ln
Hilliard, Oh 43026

Ergino, Robert
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Homewood Corporation
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Columbus, Oh 43231-4078

Veopaseuth Seng & Syfoum
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Phelps Joseph E & Drema K
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Phelps Joseph E & Drema K
10465 Industrial Parkway
Marysville, Oh 43040-9524

Allen Timothy D M
10485 Industrial Parkway
Marysville, Oh 43040-9524

Schalk, William
11235 Taylor Rd
Plain City, Oh 43064-8004

TAB 2
LEGAL DESCRIPTIONS

Fiduciary's Deed

Statutory Form Ohio Revised Code Section 5302.09

KNOW ALL MEN BY THESE PRESENTS THAT Janie Collins, Trustee of the McCarty Family Trust Dated December 22, 2000, by the power conferred by the McCarty Family Trust Dated December 22, 2000, and every other power, for One Dollars (\$1.00) paid, grants with fiduciary covenants to **Janie Collins, Trustee of Phyllis McCarty Decedent's Trust B**, whose tax mailing address is 9758 U.S. 42 N. Plain City, Ohio 43064, the following Real Property: Situated in the County of Union, in the State of Ohio

Being part of Survey No. 1440 and further described as follows:

Beginning at a point in the centerline of U. S. Route 42, opposite a post on the south side of the road, said point being the northeast corner of lands of Ella Curry, et al; thence with three consecutive lines of said land S. 54 degrees 59 feet E. 23.20 poles to a post; thence S. 36 degrees 23 feet W. 10.92 poles to an iron pin; thence S. 32 degrees 38 feet E. 73.80 poles to a post in the southerly line of said Survey No. 1440; thence with said southerly line of said Survey N. 56 degrees 37 feet E. 85.50 poles to a point; thence N. 32 degrees 38 feet W. 129.23 poles as computed from the recorded survey in Volume 6, Page 352 Union County Surveyor's Records, to a point in a centerline of said State Route 161; thence S. 37 degrees 00 feet W. 89.84 poles to the place of beginning and containing 60.02 acres, more or less. It being the intention to convey 60.02 acres off the south side of 110.81 acre tract recorded in Volume 189, Page 47, Union County Records of Deeds.

Parcel No. 15-0007057.000
Map No. 135-00-60-028.000

AND ALSO:

Beginning at a stone, the northerly corner of James Curry's Survey No. 1440; thence with the northwesterly line of said Survey, S. 54 degrees 30 feet W. 45.40 poles to a stake in the centerline of the Marysville and Columbus Road; thence with the centerline of said road S. 53 degrees E. 97.31 poles to a stone, a corner to a one acre tract conveyed to David D. Patch; thence with a line thereof, N. 54 degrees 30 feet E. 18 poles to a stake and elm stump in the northeasterly line of Survey No. 1440; thence with the line of said survey N. 36 degrees W. 91 poles to the place of beginning.
Containing 18 acres, more or less.

Parcel No. 14-0007061.000
Map No. 125-00-00-045.000

ALSO:

Situated in the Counties of Union and Delaware, in the State of Ohio, and in the Townships of Dover and Scioto and bounded and described as follows: Being part of Survey No. 5499: Beginning at a cut stone in the line dividing the counties of Union and Delaware (said stone being at a point N. 1 degrees 2 feet W. 132.71 poles from the point where the said County line crosses the south line of said Survey No. 5499) and in the South line of lands formerly owned by Samuel M. Weaver; thence with said line S. 84 degrees 30 feet W. 33 poles to a stone, a corner of said land, in the center of the Dover and Perkins Gravel Road; thence with the center of said Road N. 4 degrees 30 feet W. 49.67 poles to a stone; thence N. 8 degrees 30 feet E 37 poles to a stone in the said line dividing the Counties of Union and Delaware; thence with the County line N. 12 degrees W. 90 poles to the center of the Blues Creek, thence down said Creek with the meanders thereof to the East line of Survey No. 5499; thence with said line S. 5 degrees 45 feet E. 147 poles to a stone at the Southeast

APR 10 10 47 AM '07

corner of said lands formerly owned by Samuel M. Weaver; thence with the south line of said lands S. 84 degrees 30 feet W. 90 poles to the beginning. Containing 82.33 acres, more or less, Being 11.33 acres in the County of Union and 71 acres in the County of Delaware, Ohio.

Also, the following premises, situated in the State of Ohio, County of Union and Township of Dover, being part of Survey No. 5499, and bounded and described as follows:

Beginning at a stone at the northwest corner of Samuel Weaver's land (now owned by Frank T. Wells) in the center of the Dover and Parkins Gravel Road; thence with said road to the angle near Blues Creek, and containing the same course N. 4 degrees 30 feet W. 111 poles to a center of the creek, thence down said creek, with the center of the new channel to the line dividing the Counties of Union and Delaware; thence with said line S. 1 degree 2 feet E. 90 poles to a stone at the corner of said Samuel Weaver's land (now owned by Frank T. Wells); thence with a line of said land S. 84 degrees 30 feet W. 37 poles to the beginning. Containing 22 acres, more or less.

Parcel No. 11-0005041.000
Map No. 083-00-00-005.000

Permanent Parcel No(s): 110005041.000
150007057.000
140007061.000

Prior Instrument Reference: Volume 254, Page 554.

IN WITNESS WHEREOF, the Grantor hereunto set their hands the 4th
day of December, 2002.

SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:

GRANTOR:

Larry D. Cox
WITNESS
[Signature]
WITNESS

Janie Collins, Trustee
Janie Collins, Trustee

TRANSFERRED

BETHEL L. TEMPLE
RECORDER, UNION CO., OHIO

DEC 13 2002

STATE OF OHIO

) 2002 DEC 13 PM 3:34

UNION COUNTY

) ss. 14.00

MAINTAINED
This Conveyance has been examined and the Grantor has
complied with section 515.202 of the Revised Code

FEE \$
EXCISE \$1.50 (N)

BEFORE ME, a Notary Public in and for said County and State, personally
appeared the above-named **Janie Collins**, Trustee who acknowledged that she did sign
this Fiduciary Deed and the same is her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at
Marysville, Ohio the 4th day of December, 2002.

(SEAL)

[Signature]
NOTARY PUBLIC

This Instrument Prepared By:

Dennis A. Schulze
Schulze & Phillips
110 S. Main Street, P.O. Box 4607
Marysville, OH 43040



DENNIS A. SCHULZE, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration

TRANSFERRED

201405230003382 5/23/2014
Pages: 4 F: \$44.00 11:34 AM
Teresa Maridiam T20140002263
Union County Recorder DOC: DEED

MAY 23 2014

ANDREA WEAVER, AUDITOR

This conveyance has been examined and the Grantor
complied with Section 319.202 of the Revised Code

FEE \$

EXEMPT

RANDY

QUITCLAIM DEED

Janie Collins, married and Randy J. Collins, her husband, ("Grantors"), of Union County, Ohio, for valuable consideration paid, grant(s) to Randy J. Collins and Jane A. Collins, Trustees of the Collins Family Trust dated February 10, 2009, ("Grantee") whose tax-mailing address is 472 West Main, Plain City, Ohio 43064, the following real property:

See attached Exhibit A.

Prior instrument reference: 201401290000681 of the Union County Recorder's Records.

Randy J. Collins releases his right and expectancy of Dower in the above described property.

Executed this 22 day of May, 2014.

Janie Collins
Janie Collins, Grantor
Randy J. Collins
Randy J. Collins

State of Ohio, Union County, ss:

The foregoing instrument was acknowledged before me this 22 day of May, 2014, by the Grantor, Janie Collins, and Randy J. Collins, her husband.

Carlot Daugherty
Notary Public

This instrument was prepared by:
SCHULZE, HOWARD & COX, Attorneys at Law
110 S. Main Street, P.O. Box 562
Marysville, Ohio 43040-0562
(937) 644-3849



CARLOTA DAUGHERTY
Notary Public, State of Ohio
My Commission Expires
July 1, 2017

Situated in Scioto Township, Delaware County and Dover Township, Union County, State of Ohio and part of R. Means Virginia Military Survey No. 5499 and more particularly described as follows:

Commencing at a cut stone found on the North side of US Route 36, marking the County line between Union County and Delaware County; thence North 2 degrees 36 feet 01 inch West along said Union and Delaware County lines a distance of 2688.16 feet to a point, said point being the true place of beginning and also bearing South 2 degrees 36 feet 1 inch E 966.53 feet from a cut stone found on the south property line of lands now or formerly owned by Ralph S. and Anna B. Turner as evidenced in Deed Book 305, Page 315 and the North line of lands owned by Henry D. Spriggs and Laura May Spriggs, as evidenced in Deed Book 225, Page 181, both tracts recorded in the Delaware County Recorder's Office, thence from the true place of beginning South 86 degrees 25 feet 09 inches West (passing an iron pipe set on the East side of County Road 110-A, also known as Dover & Perkins Road in Union County, at 433.61 feet) a distance of 468.68 feet to a railroad spike set in the center line of said County Road 110-A, said railroad spike bears North 7 degrees 29 feet 50 inches West a distance of 2780.72 feet from the intersection of said County Road 110-A and US Route 36; thence North 7 degrees 29 feet 50 inches West along the centerline of County Road 110-A a distance of 918.02 feet to a railroad spike set, thence North 81 degrees 06 feet 13 inches East along the South line of lands of Ralph S. and Anna B. Turner (passing an iron pipe set on the East side of County Road 110-A at 30.01 feet and a cut stone found on the Union-Delaware County line at 545.27 feet) a distance of 2025.31 feet to a stone found marking the Southeast corner of said Ralph S. & Anna B. Turner lands and being on the East line of R. Means V.M.S. No. 5499; thence South 09 degrees 07 feet 49 inches East along the East line of said R. Means V.M.S. No. 5499 a distance of 1109.04 feet to an iron pipe set; thence South 86 degrees 25 feet 09 inches West a distance of 1603.92 feet to the true place of beginning. Containing in both Counties 47.524 acres, of which 10.887 acres are in Dover Township Union County and the remaining 36.637 acres are in Scioto Township, Delaware County. Being a part of a 68 acres and 34 pole tract, as acquired by Henry D. Spriggs and Laura May Spriggs, as evidenced in Deed Book 225, page 181 Delaware County Recorder's Office.

Parcel No. 11-005042.0000 (Union County)

Map No. 083-00-00-006-000

Prior instrument reference: OR 254, Page 554

Parcel No. 400-200-01-156-000 (Delaware County)

Prior instrument reference: OR Book 66, Page 1730

AND

Part of Survey No. 1440

Beginning in the south line of Survey No. 5166 and the north line of Survey No. 1440 and in the easterly line of the Wenger land in the center of Taylor Road; Thence with said Survey line and the center of said road N. 57 degrees 30 feet East 217 poles to a stone in the said line and in the north margin of said road and the northwest corner of the J. F. Clevenger land; Thence with the west line of said Clevenger land S. 32 degrees East 76 poles to a stone southwest corner to said Clevenger land and in the north line of lands of John Curry; Thence with two consecutive lines of said Curry land S. 64 degrees 15 feet West 183.20 poles to a stone and thence S. 30 degrees East 42.40 poles to a stone corner to John Curry's land and in the north line of lands of Mary J. O'Harra's land; Thence with said O'Harra's north line S. 67 degrees 30 feet West 34.60 poles to a stone in said north line and southeast corner to the Wenger land; Thence with the east line of said Wenger land N. 31 degrees 45 feet West 90 poles to the beginning.

Containing 93 acres more or less and excepting therefrom that part of the school house lot now owned by Lawrence Pitt and containing 75/100 acres, leaving 92.25 acres more or less.

EXCEPTING THEREFROM a parcel of 1.96 acres deed from Mina Mayberry to Richard Weldon Mayberry and Kay Frances Mayberry on August 10, 1957, described as follows: Being a part of Survey 1440 of the Virginia Military Lands and described as follows: Begin at an iron pin at the intersection of the center line of Taylor County Road No. 33 with the center of Crottinger County Road No. 29; thence with the center line of said road No. 29, South 32 degrees 22 feet East 190 feet; thence South 57 degrees 30 feet West

(passing over an iron pipe at 25 feet) 436 feet to an iron pipe in the easterly Right of Way line of the Toledo and Ohio Central Railroad (33 feet from the center line of said Railroad's main tract); thence with said Right of way line, North 39 degrees 39 feet West (passing over an iron pipe at 166.7) 191.9 feet to the center line of said County Road No. 33; thence with the center line of said road North 57 degrees 30 feet East 460.6 feet to the place of beginning.

Parcel No. 15-0007005.0010

Map No. 134-00-00-009.000

Prior Reference: OR 254, Page 554

AND

Another tract of land, Part of Surveys Nos. 9736 and 10620 and bounded and described as follows:

Beginning at a stone, the northerly corner of James Curry's Survey No. 1440; running thence with the northeasterly line of said Survey S. 36 degrees E. 63 poles to a stone, northwesterly corner to lands formerly owned by Abraham J. Baughman; thence with Baughman's northerly line N. 55 degrees E. 41.60 poles to a stone, corner to Mary E. Taylor; thence with her westerly line N. 36 degrees 15 feet W. 63.50 poles to a stake, Mary E. Taylor's corner, in the southeasterly line of Survey No. 5166; thence with said line S. 54 degrees 30 feet W. 41.30 poles to the place of beginning.

Containing 16.25 acres, more or less

Parcel No. 14-0006019.0000

Map No. 125-00-00-046.000

Prior Reference: OR 254, Page 554

AND

Part of Survey No. 5166

Beginning in the south line of Survey No. 5166 in the center of the Taylor road and in the easterly line of the Wenger land; Thence N. 37 degrees West 160 poles to an oak stake; Thence N. 57 degrees East 39.25 poles to a dogwood stake; Thence S. 37 degrees East 160 poles to a stone in said Survey line and in the center of said road; Thence with said survey line and the center of said road S. 57 degrees West 39.25 poles to the beginning.

Containing 39 acres more or less.

Parcel No. 15-0004023.0000

Map No. 134-00-00-040.000

Prior Reference: OR 254, Page 554

AND

Situated in the County of Union, in the State of Ohio and in the Township of Millcreek and bounded and described as follows:

Being a tract of land situated in Virginia Military Survey #1394, in Millcreek Township, Union County, State of Ohio, said tract being part of that land deeded to Edgar F. Adelsberger and Bernice Adelsberger and recorded in Deed Volume 251, page 202, and Deed Volume 255, Page 223, in the Union County Recorder's office and being more particularly described as follows:

Beginning at a stone in the westerly boundary of Virginia Military Survey #1394 being south 7 degrees 29 feet 00 inches east a distance of 1083.78 feet from a stone at the northwest corner of Virginia Military Survey #1394; thence from said place of beginning north 84 degrees 59 feet 54 inches east a distance of 1239.28 feet to an iron pin; thence south 7 degrees 55 feet 10 inches east a distance of 712.20 feet to an iron pin in the northerly boundary of land presently owned by James. V. Blazek and Yvonne Blazek; thence south 85 degrees 33 feet 40 inches west along Blazek's northerly boundary a distance of 148.70 feet to an iron pin; thence south 3 degrees 18 feet 47 inches east along Blazek's westerly boundary a distance of 568.02 feet to an iron pin; thence north 85 degrees 5 feet 26 inches east along Blazek's property a distance of 915.92 feet to an iron pin; thence south 7 degrees 44 feet 42 inches east along another of Blazek's westerly boundary lines a distance of 2398.77 feet to an iron pin at the northwesterly corner of Parcel 119 (Department of Highways Project UNI-33-12.04); thence south 8 degrees 00 feet 17 inches east along the westerly boundary of Parcel 119 a distance of 136.50 feet to

an iron pin the northeasterly Limited Access right of way line of US Route 33; thence along said Limited Access Right of Way line for the following three (3) courses; (1) North 53 degrees 17 feet 23 inches west a distance of 1600.70 feet to a point; (2) North 52 degrees 08 feet 38 inches west a distance of 600.12 feet to a point; (3) North 47 degrees 03 feet 51 inches west a distance of 645.52 feet to an iron pin in the westerly boundary of Virginia Military Survey #1394; thence along said Virginia Military Survey boundary for the following three (3) courses; (1) North 7 degrees 25 feet 42 inches west a distance of 816.55 feet to an iron pin at the southeasterly corner of land owned by Emma E. Rausch; (2) North 7 degrees 32 feet 05 inches west a distance of 1001.67 feet to an iron pin at the northeasterly corner of land owned by Emma E. Rausch; (3) North 7 degrees 29 feet 00 inches west a distance of 42.42 feet to the place of beginning, containing 106.645 acres, more or less.

Subject to all legal right of way of previous record including Parcel 117X an easement for channel purposes containing 2.51 acres.

AND ALSO;

Situated in the County of Union, in the State of Ohio, and in the Township of Millcreek and bounded and described as follows:

Being a tract of land situated in Virginia Military Survey #1394 in Millcreek Township, Union County, State of Ohio, said tract being part of that land deeded to Edgar F.

Adelsberger and Bernice Adelsberger and recorded in Deed Volume 251, Page 202 in the Union County Recorder's Office and being more particularly described as follows:

Beginning at an iron pin in the centerline of County Road 36 at a corner in the property presently owned by James V. Blazek and Yvonne Blazek; thence south 7 degrees 34 feet 15 inches east along the centerline of County Road 36 a distance of 30.02 feet to a spike at the northeasterly corner of property presently owned by Donald Putnam and Carolyn Putnam; thence south 84 degrees 27 feet 40 inches west along Putnam's northerly boundary a distance of 2493.94 feet to an iron pin in the northeasterly Limited Access Right of Way line of US Route 33; thence north 53 degrees 17 feet 23 inches west along said right of way line a distance of 44.64 feet to an iron pin; thence north 84 degrees 27 feet 40 inches east along Blazek's southerly property line a distance of 2525.92 feet to the place of beginning, containing 1.729 acres, more or less; Subject to all legal right of way of previous record.

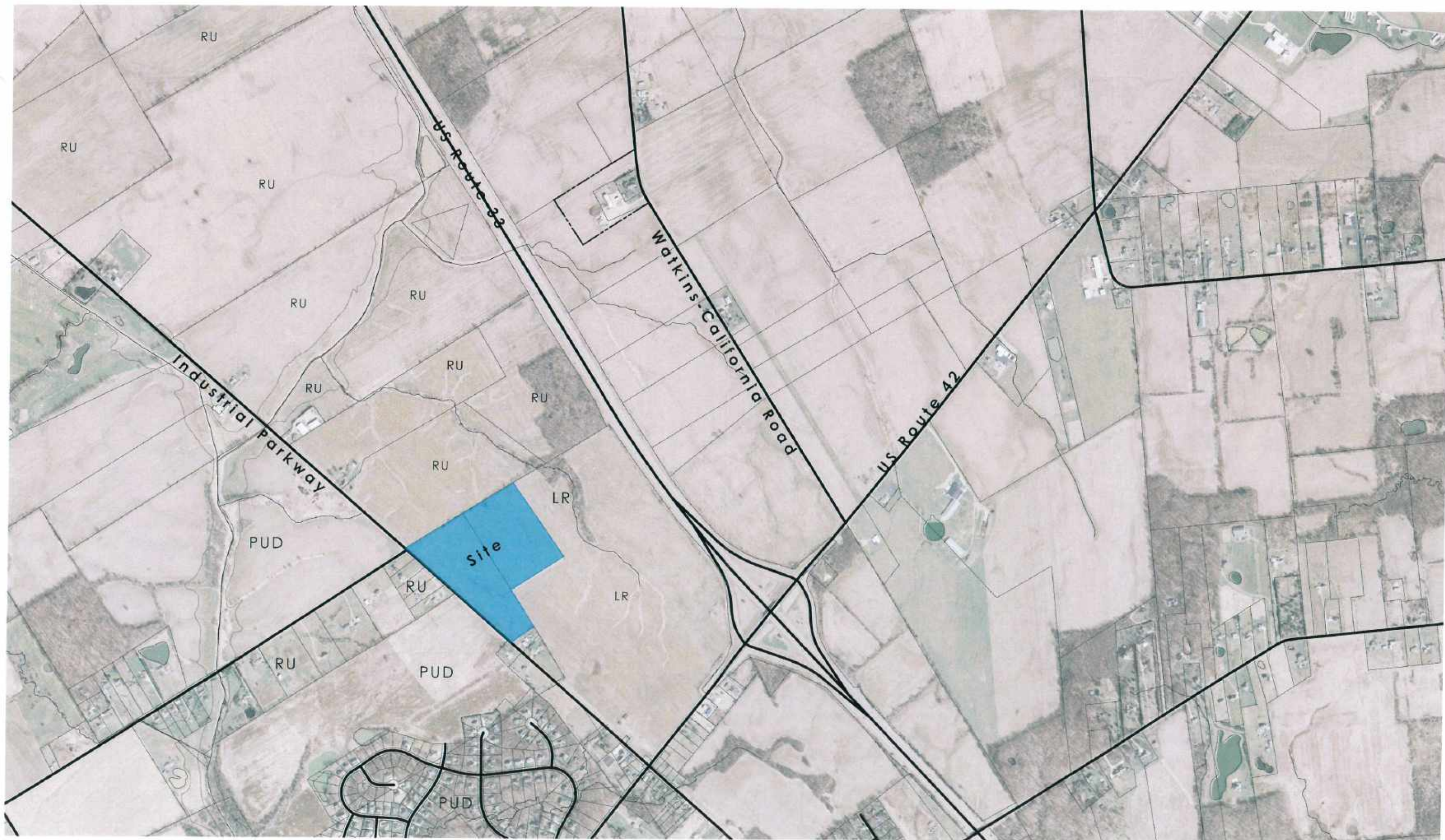
Parcel No. 25-0009007.0000

Map No. 114-00-00-012.000

Prior Deed Reference: OR 254, Page 254

Subject to all easements, covenants, conditions and restrictions of record; all legal highways; zoning, building and other laws, ordinances and regulations; and, Real estate taxes and assessments not yet due and payable.

TAB 3
DEVELOPMENT PLAN EXHIBITS

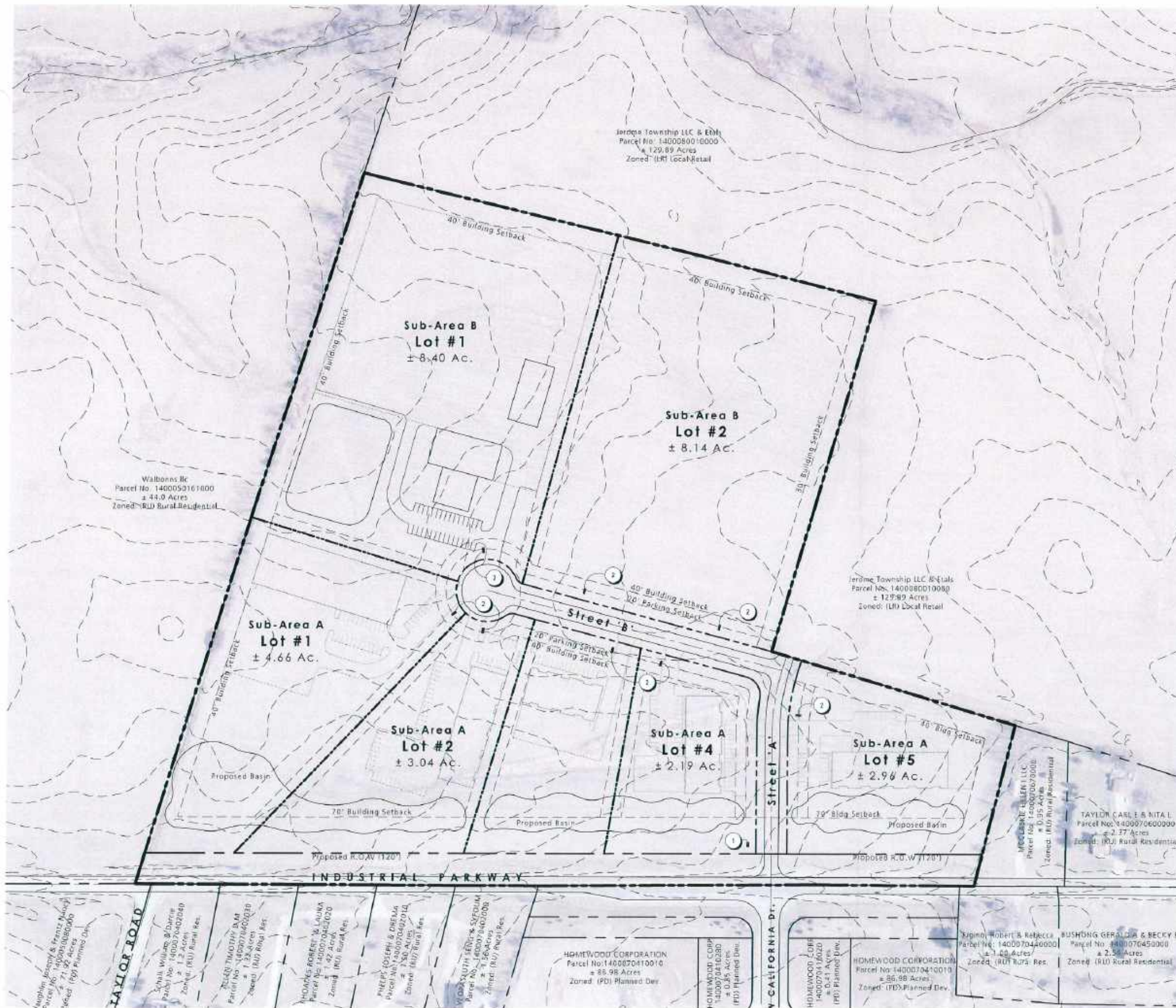


PDC Commerce Park - Exhibit A Regional Context

Jerome Township, Ohio March 25, 2019



G2 Planning
Urban Design
Landscape Architecture
Planning + Design
PH: 814.583.8235
Web: www.g2planning.com



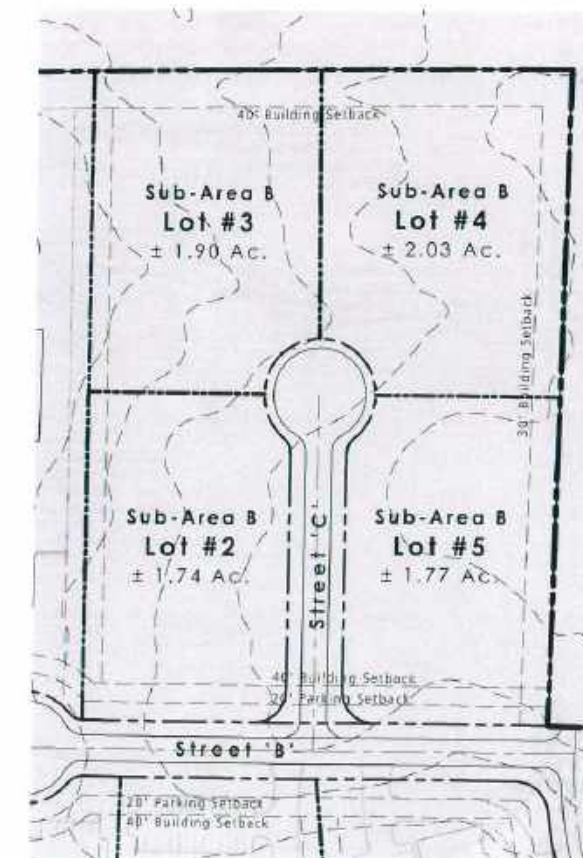
Site Data:

Gross Acreage:	± 35.52 Acres
- Industrial Parkway ROW (120')	± 2.25 Acres
Net Acreage	± 33.27 Acres

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	BUSINESS PARK ENTRY SIGN	EX F	SEE DETAIL A EXHIBIT F FINAL LOCATION AND TEXT SUBJECT TO CHANGE
2	INDIVIDUAL MONUMENT SIGN	B EX F	SEE DETAIL B EXHIBIT F FINAL LOCATION AND TEXT SUBJECT TO CHANGE

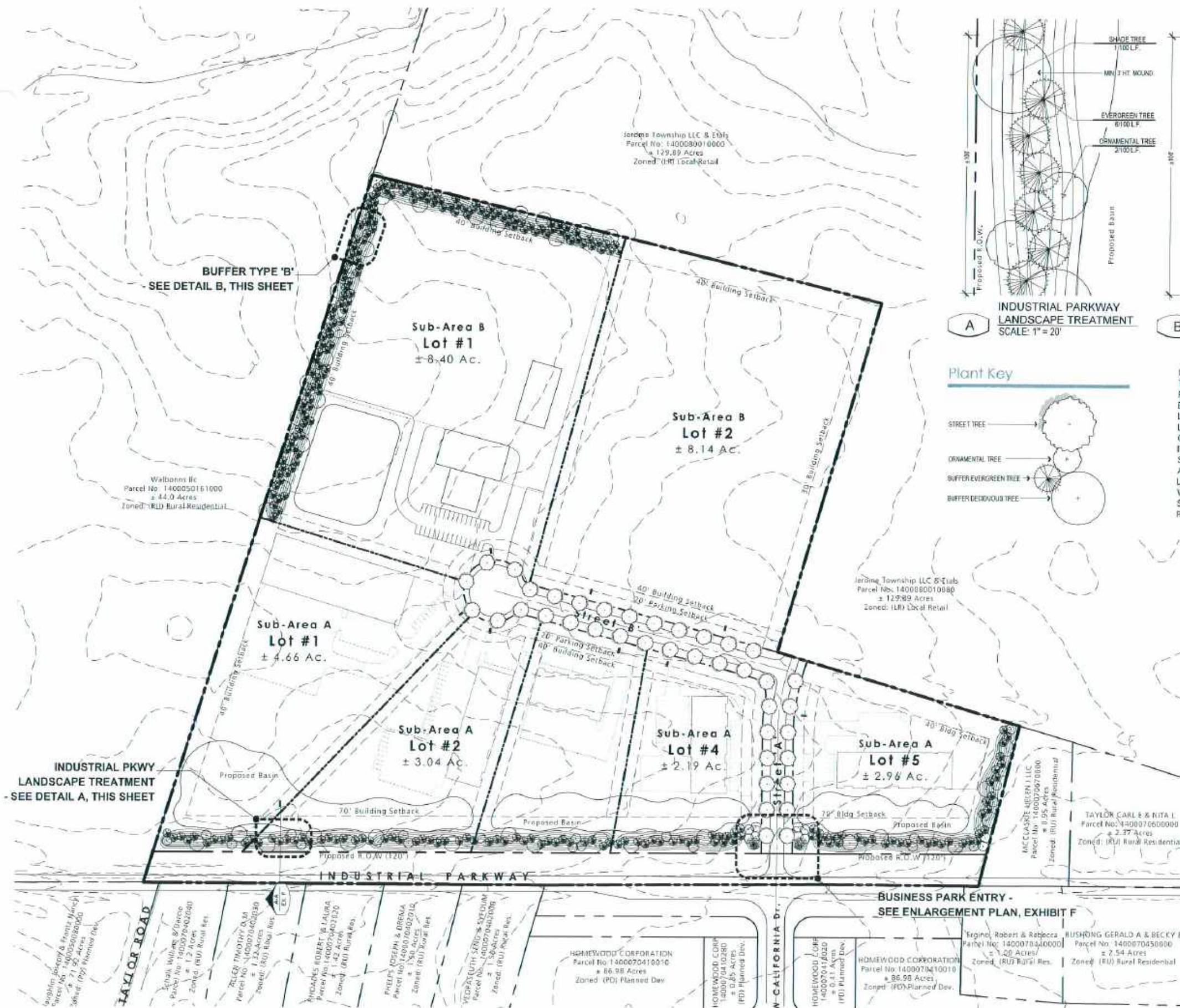
NOTE:
THE INDIVIDUAL LAYOUT OF EACH LOT SHOWN HERE IS PROVIDED TO ILLUSTRATE THE INTENT OF THE DEVELOPMENT AND IS CONCEPTUAL IN NATURE. FINAL LAYOUT OF BUILDINGS, PARKING, STORMWATER, AND LANDSCAPING WILL VARY BASED UPON FINAL BUYER OF EACH LOT AND FINAL ENGINEERING. EACH INDIVIDUAL LOT DEVELOPER SHALL BE REQUIRED TO SUBMIT A FINAL DEVELOPMENT PLAN FOR REVIEW AND APPROVAL OF THE TOWNSHIP TO INCLUDE SITE PLANS, LANDSCAPING, AND ARCHITECTURE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS ZONING AND SECTION 500 OF THE JEROME TOWNSHIP ZONING RESOLUTION.



Sub-Area B - Lot 2 Alternate Layout

PDC Commerce Park - Exhibit D Zoning Plan

Jerome Township, Ohio March 25, 2019

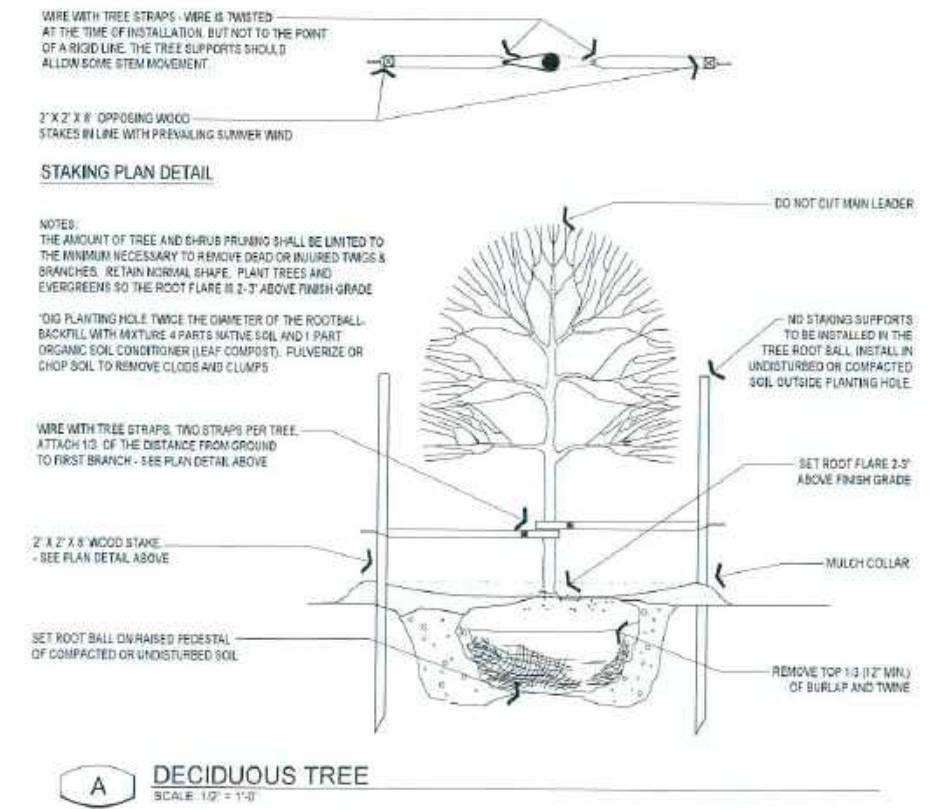


CONCEPTUAL PLANT LIST

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
DECIDUOUS SHADE TREES / STREET TREES					
AC WB	Acer saccharum 'Wright Brothers'	2" CAL.	B&B	AS SHOWN	Match Form
CE XM	Celastrus xanthocarpa 'Wright Brothers'	2" CAL.	B&B	AS SHOWN	Match Form
CL KE	Claytonia virginica 'American Yellowwood'	2" CAL.	B&B	AS SHOWN	Match Form
GI PR	Ginkgo biloba 'Princeton Sentry'	2" CAL.	B&B	AS SHOWN	Match Form
LI MO	Liquidambar styraciflua 'Morse'	2" CAL.	B&B	AS SHOWN	Match Form
NY SY	Nyssa sylvatica 'Walter'	2" CAL.	B&B	AS SHOWN	Match Form
PL AC	Platanus x acerifolia 'Bloodgood'	2" CAL.	B&B	AS SHOWN	Match Form
QU RU	Quercus rubra 'Red Oak'	2" CAL.	B&B	AS SHOWN	Match Form
QU BI	Quercus bicolor 'Swamp White Oak'	2" CAL.	B&B	AS SHOWN	Match Form
TA DI	Taxodium distichum 'Blackgum'	2" CAL.	B&B	AS SHOWN	Match Form
UL AC	Ulmus x motor 'Accolade Elm'	2" CAL.	B&B	AS SHOWN	Match Form

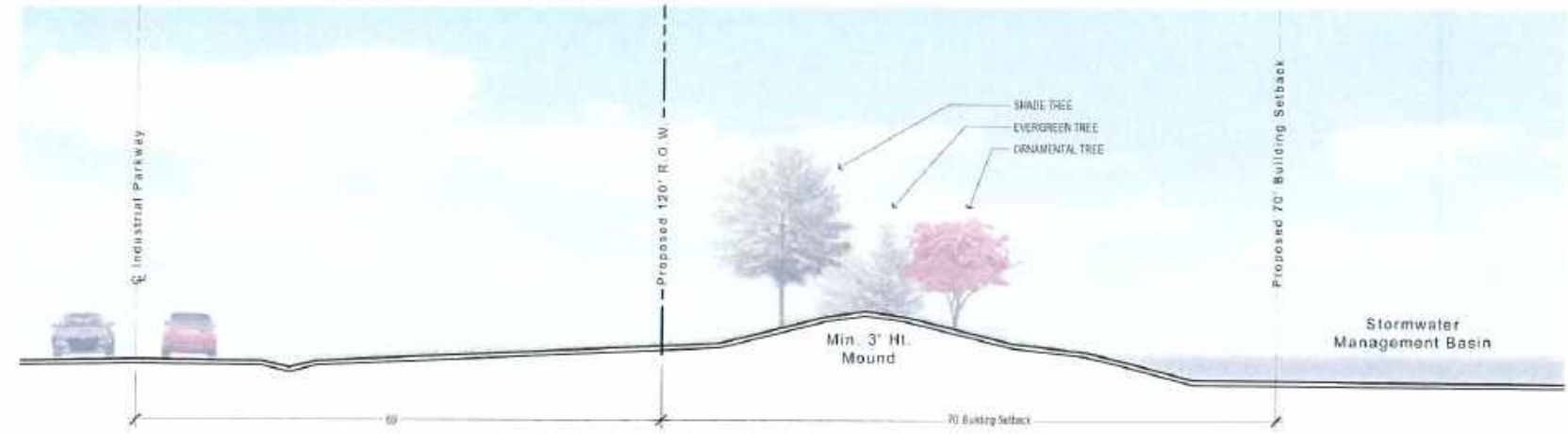
SMALL / ORNAMENTAL TREES					
AM GR	Amelanchier x Autumn Brilliance	2" CAL.	B&B	AS SHOWN	Match Form
CA NF	Carpinus caroliniana 'JFS-KW'	2" CAL.	B&B	AS SHOWN	Match Form
CE CA	Cercis canadensis 'Eastern Redbud'	2" CAL.	B&B	AS SHOWN	Match Form
CR WK	Crataegus villosa 'Winter King'	2" CAL.	B&B	AS SHOWN	Match Form
MA SN	Malus 'Snowdrift'	2" CAL.	B&B	AS SHOWN	Match Form

EVERGREEN TREES					
AB CO	Abies concolor 'White Fir'	5' HT.	B&B	PER PLAN	
PI AB	Picea abies 'Norway Spruce'	5' HT.	B&B	PER PLAN	
PI GL	Picea glauca 'White Spruce'	5' HT.	B&B	PER PLAN	
PI DE	Picea glauca 'densata' 'Black Hills Spruce'	5' HT.	B&B	PER PLAN	
PI CM	Picea canadensis 'Serpentine Spruce'	5' HT.	B&B	PER PLAN	
PI BT	Pinus strobus 'White Pine'	5' HT.	B&B	PER PLAN	

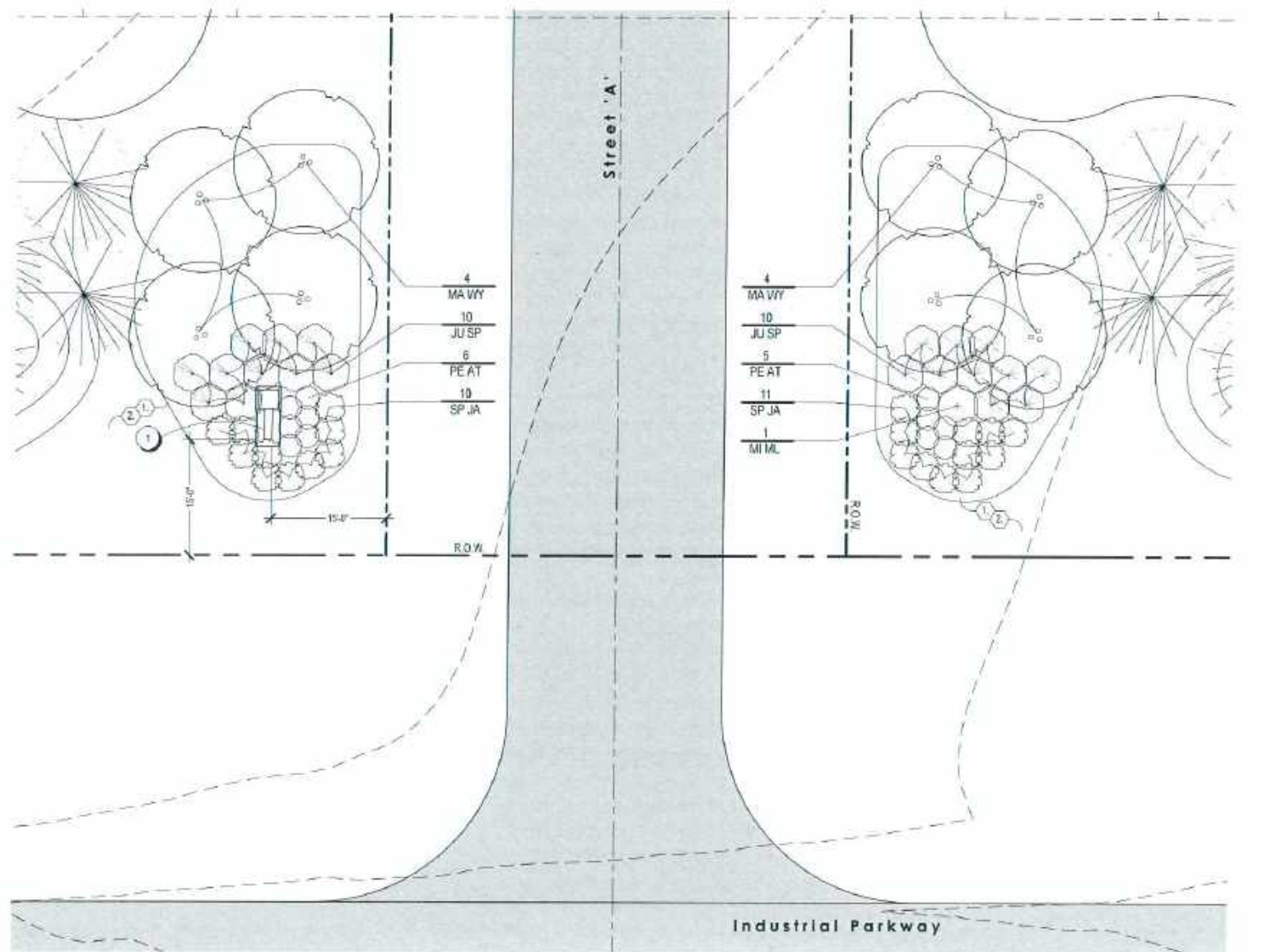


PDC Commerce Park - Exhibit E Landscape Plan

Jerome Township, Ohio March 25, 2019



BUFFER SECTION A-A



BUSINESS PARK ENTRY LANDSCAPE PLAN

PLANT LIST

(Contractor is responsible for verifying quantities and providing all plant material shown on plan)

CODE	BOT. NAME/COMMON NAME	SIZE	COND.	SPACING	NOTES
SMALL / ORNAMENTAL TREES					
MA WY	Mala 'Dorall Wyma' Dorall Wyma Crabapple	2' CAL.	B&B	AS SHOWN	Match Form
FLOWERING / DECIDUOUS SHRUBS					
SP JA	Spiraea japonica Goldmound Goldmound Spiraea	24" HT.	#3 Cont.	Plant @ 24" O.C.	
EVERGREEN SHRUBS					
JU SG	Juniperus chinensis Sea Green Sea Green Juniper	30" HT.	#5 Cont.	Plant @ 45" O.C.	
GRASSES, PERENNIALS, GROUNDCOVERS & VINES					
MI ML	Miscanthus sinensis Morning Light Morning Light Miscanthus Grass	-	#2 Cont.	Per Plan	
PE AT	Pentstemon striatellus Russian Sage	-	#2 Cont.	Plant @ 30" O.C.	

PLANT LABEL KEY: $\frac{1}{XXXX} \left(\frac{QUANTITY}{CODE} \right)$

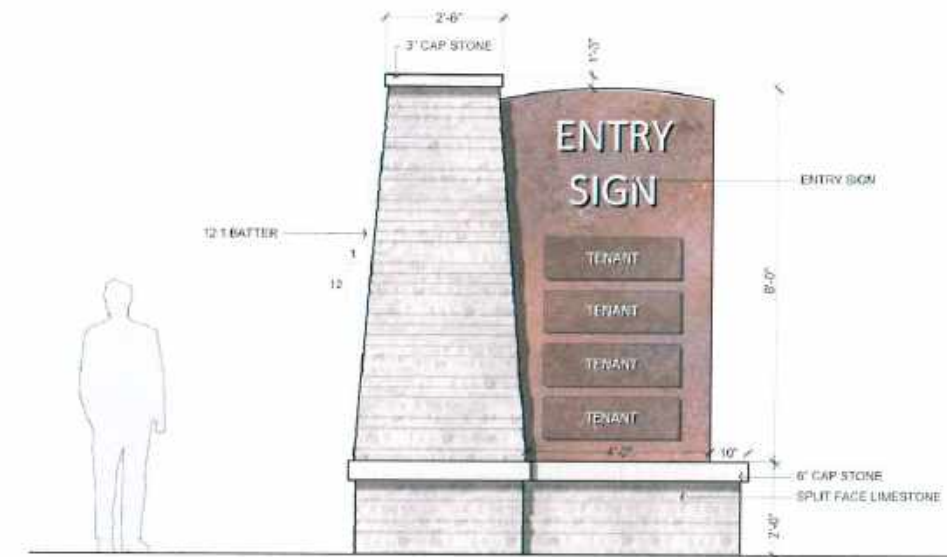
CODED LANDSCAPE NOTES

1. TURF
2. LANDSCAPE BED - PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE IN ALL DIRECTIONS, HAND SPADE EDGE.

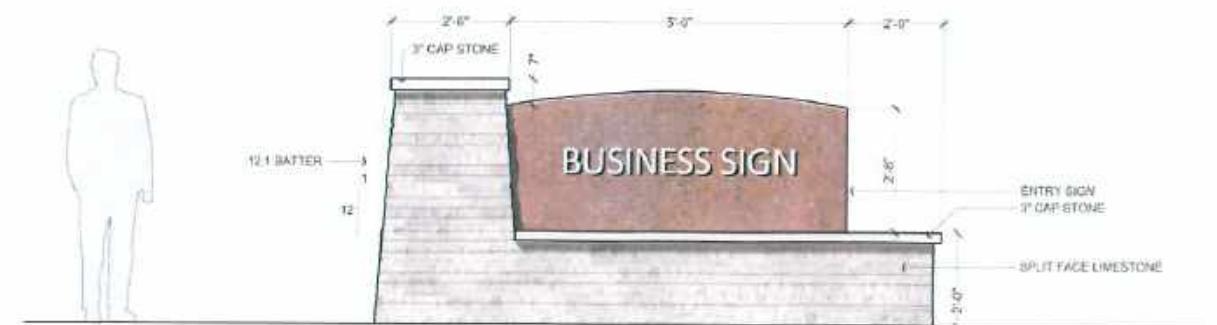
NOTE: FIELD VERIFY LOCATION AND DEPTHS OF ALL UTILITIES. HAND EXCAVATE ALL PLANTING PITS.
ADDITIONAL PLANTING NOTES:
1. ALL GROUNDCOVERS AND PERENNIALS TO BE PLANTED DURING THE SPRING PLANTING WINDOW. FALL GROUNDCOVER AND PERENNIAL PLANTINGS WILL NOT BE ACCEPTED.
COORDINATE PLANTING TIMES WITH OWNERS REPRESENTATIVE TO INCREASE SUCCESS OF GROUNDCOVER AND PERENNIAL PLANTINGS

CODED LAYOUT & MATERIALS NOTES

KEY	ITEM	REFERENCE	NOTES
1	BUSINESS PARK ENTRY SIGN	A EX F	SEE DETAIL A. THIS SHEET FINAL LOCATION AND TEXT SUBJECT TO CHANGE
2	INDIVIDUAL MONUMENT SIGN	B EX F	SEE DETAIL B. EXHIBIT F FINAL LOCATION AND TEXT SUBJECT TO CHANGE



A BUSINESS PARK ENTRY SIGN
SCALE: 1/2" = 1'-0"

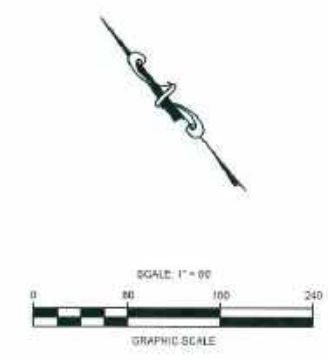
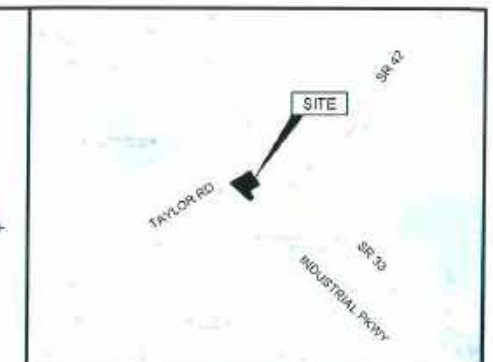


B INDIVIDUAL MONUMENT SIGNS
SCALE: 1/2" = 1'-0"

PDC Commerce Park - Exhibit F Landscape Details

Jerome Township, Ohio March 25, 2019

TAB 4
ENGINEERING EXHIBITS



SITE DATA TABLE

EXISTING PROPERTY USE:	AGRICULTURAL
PROPOSED PROPERTY USE:	MIXED DEVELOPMENT
EXISTING ZONING:	RU - RURAL RESIDENTIAL
ADJACENT ZONING NORTH:	LR - LOW DENSITY RESIDENTIAL
ADJACENT ZONING SOUTH:	RUPD - RURAL RESIDENTIAL / PLANNED DEVELOPMENT
ADJACENT ZONING EAST:	LR - LOW DENSITY RESIDENTIAL
ADJACENT ZONING WEST:	RU - RURAL RESIDENTIAL
PARKS DRILLING SITE:	
FUTURE DEVELOPMENT:	

SITE LAYOUT DATA:
 PROPOSED DRIVE AISLE WIDTH: 24'
 PROPOSED PARKING STALL: 8' x 18' (S.F.)

FLOOD ZONE:
 PROPERTY IS WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) PER FLOOD INSURANCE RATE MAP, PANEL 399, UNION COUNTY, OHIO AND INCORPORATED AREAS, MAP NO. 39159C03900 (MAP REVISED DATE: DECEMBER 16, 2008)

AG

ABOVE GRADE LLC
 7901 GREENSIDE LN
 COLUMBUS, OH 43235
 PH: 614-365-6578

PARKS DRILLING COMPANY
 INDUSTRIAL PARKWAY
 JEROME TOWNSHIP, OHIO 43040

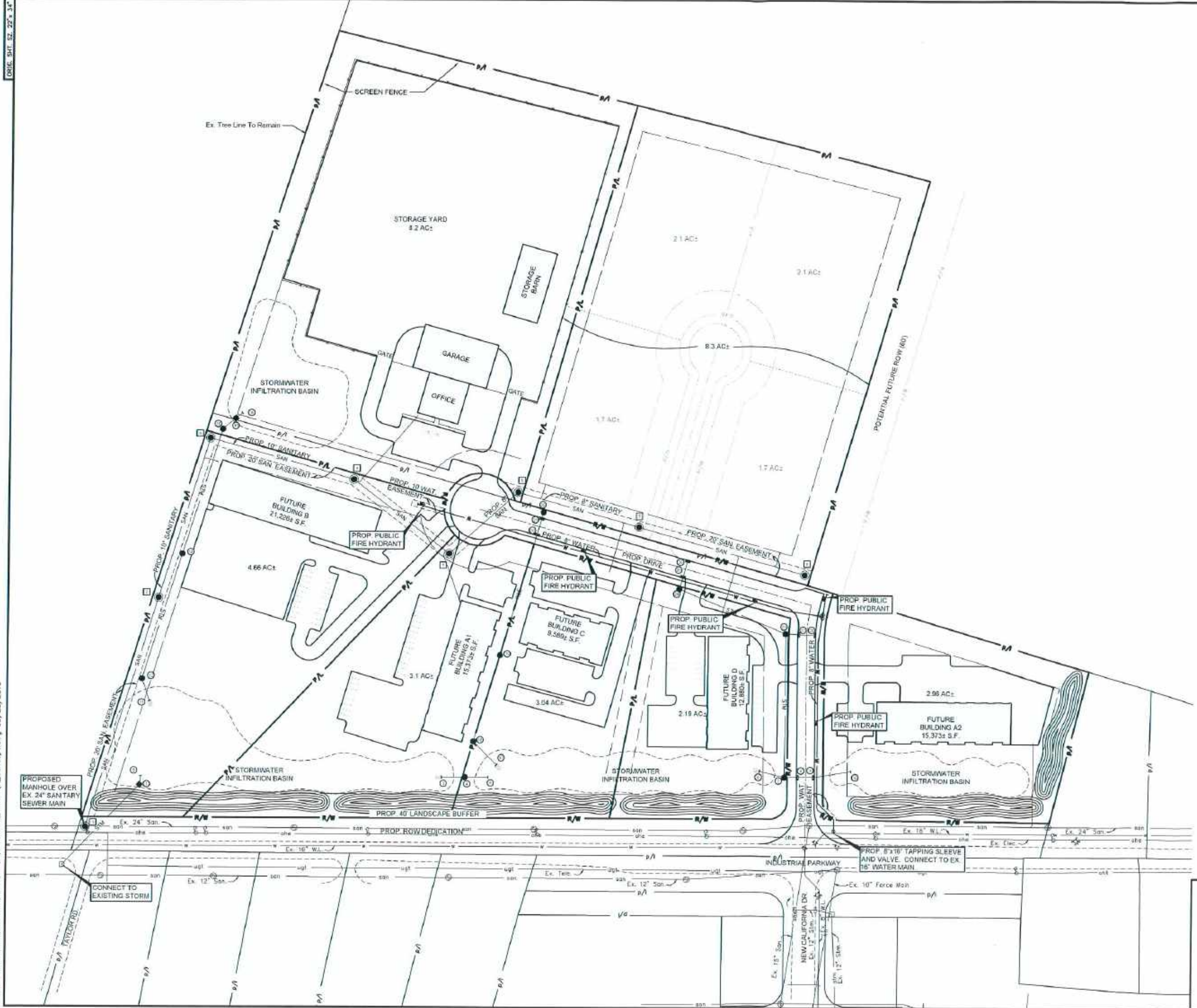
EXHIBIT E-1
 PRELIMINARY SITE PLAN

SCALE: 1" = 80'
 DWN: DJH CKD: AAG DATE: 03/21/2019

JOB NO. 19-033	1
	2

DATE: 03/27/2019

C:\Users\jgordonr\appdata\local\temp\AcPublish_10108\VC_Concept.dwg 03/25/2019



LOCATION MAP
NO SCALE



LEGEND

- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- PROPOSED CLEANOUT



ABOVE GRADE LLC
7901 GREENSIDE LN
COLUMBUS, OH 43235
PH: 614-365-0578

PARKS DRILLING COMPANY
INDUSTRIAL PARKWAY
JEROME TOWNSHIP, OHIO 43040

EXHIBIT E-2
PRELIMINARY UTILITY PLAN

SCALE: 1" = 80'	JOB NO. 19-033	2
DWN:DJH CKD:AAG	DATE: 03/27/2019	2

TAB 5
SAMPLE DEED RESTRICTIONS



Drilling Company, 5745 Avery Road, Dublin, Ohio 43016-9731

MEMORANDUM

■ Date: March 25, 2019

To: Jerome Township Board of Zoning Council

From: R. Trent Southworth
Vice President
Parks Drilling Company

I am including this letter in our zoning packet to let the Jerome Township Board of Zoning know as we move down the process that the parcel will be subject to the formation of an owner's association. This association will have deed restrictions as to certain building material types such as brick, stucco, decorative concrete block materials, foundation block materials, metal prefabricated building packages, and tilt up construction panels. It is our intent to develop the parcel to a first-class industrial park in the form of landscaping, landscape maintenance requirements, building material requirements, and most of all our current zoning text. Should you have any questions, please let me know.

Regards,

R. Trent Southworth

TAB 6
TRAFFIC STUDY

March 22, 2019

Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer
233 West 6th Street
Marysville, OH 43040

**RE: Memorandum of Understanding for Proposed Parks Drilling Company
Development Traffic Impact Study**

Mr. Narducci,

Carpenter Marty Transportation was retained by Parks Drilling Company to develop a Memorandum of Understanding for a traffic impact study associated with a proposed, mixed-use development in Jerome Township, OH. The development is expected to include a new headquarters for Parks Drilling Company as well as several other accessory uses that are currently undetermined. The proposed scope of the traffic impact study can be seen below. The scope is based on previous conversations with Union County, the proposed development, and knowledge of the surrounding area. A conceptual site plan can be seen in the Appendix.

Data Collection

Peak hour, turning movement count data (7:00am-9:00am, 4:00pm-6:00pm) will be collected at the following intersections:

- 1) Industrial Parkway & Taylor Road
- 2) Industrial Parkway & New California Drive / Proposed Site Access Point
- 3) Industrial Parkway & US-42 W

The above listed intersections will be included and analyzed in the traffic impact study and will be the extent of the project study area.

Projected Site Traffic

Trips for the proposed site development will be generated using standard Institute of Transportation Engineers (ITE) practices and the *Trip Generation Manual*, 10th Edition, data via the OTISS program¹. ITE recommended pass-by and internal capture percentages will be utilized.

Volume Development

For analysis, the Opening Year will be 2021 and the Design (or Horizon) year will be 2031. In order to project the count data to the Opening and Horizon Years, linear, annual growth rates provided by the Mid-Ohio Regional Planning Commission (MORPC) will be applied. Growth will be applied to the count data to create Opening Year and Horizon Year Background volumes. Site traffic will then

¹ Online Traffic Impact Study Software developed by ITE and Transoft Solutions.

be added to the Background traffic to produce Build traffic for the AM and PM Peaks for the Opening and Horizon Years.

Analysis

Turn lane warrant analyses will be conducted at all stop-controlled study intersections using Ohio Department of Transportation (ODOT) Location & Design Manual (L&D) turn lane warrant graphs. If a turn lane is warranted in any particular scenario, the turn lane length will be calculated and represented as such in the capacity analysis.

Planning-level signal warrant analyses will be conducted at the intersection of Industrial Parkway & New California Drive / Proposed Site Access Point by projecting AM and PM Peak hour count data to 24-hour traffic volume data using ODOT's graph for Hourly Percentage by Vehicle Type for the appropriate roadway functional class. The signal warrant will include right turn discounts per the ODOT Traffic Engineering Manual (TEM). Signal warrants will also be performed at unsignalized intersections that do not meet acceptable level of service (LOS) criteria under stop control. If warrants are met in a certain scenario, the capacity analysis of the intersection in that scenario will be conducted as a signal.

The HCM module of Synchro Version 10 software will be used to analyze capacity at all signalized and unsignalized intersections. A minimum LOS of C for the overall intersection/approaches and LOS D for each individual movement during peak traffic hours will be considered acceptable at each intersection. If an intersection does not meet the LOS criteria, mitigation strategies will be developed to bring each movement or intersection back to acceptable LOS.

Report

A report will be produced that includes tables, figures, appendices, etc. This report will document the analysis, results, and recommendations for the public roadway system surrounding the development. These recommendations will be divided into both Build and No Build improvements required to mitigate the anticipated traffic volumes.

Please signify your concurrence with this Memorandum of Understanding by signing below. If you have any questions or comments, please contact Drew Laurent at 614-656-2421 or dlaurent@cmtran.com.

Sincerely,



Gina Balsamo, PE
Project Engineer
Carpenter Marty Transportation



Union County (or their Representative)

Signature: _____ **Date:** _____

Jerome Township (or their Representative)

Signature: _____ **Date:** _____

MOU Appendix

CARPENTER
MARTY *transportation*

MOU Appendix

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.

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

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

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

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

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

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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Zoning & Subdivision Committee
Thursday, April 11, 2019

The Zoning and Subdivision Committee met in regular session on Thursday, April 11, 2019 at 12:15 pm at the LUC East Liberty Office.

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

Guests included: Wade Dunham, Evergreen Land Co; Phil Moorehead, G2 Planning & Design; Allen Shepherd, Evergreen Land Co; Mark Spagnuolo, Jerome Township; Justin Wollenberg, Terrain Evolution.

Wes Dodds chaired the Zoning & Subdivision Committee Meeting.

Charles Hall moved a motion to approve the minutes from the March 14, 2019 meeting as written and Tyler Bumbalough seconded. All in favor.

1. Glacier Pointe Neighborhood Section 1 Amended Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Wes Dodds – Asked if there were further comments from the Engineer's Office.
 - Bill Narducci – Had no further comments.
 - Bill Narducci moved a motion to recommend approval of the Glacier Pointe Neighborhood Section 1 Amended Preliminary Plat in accordance with the staff report with all the conditions contained in the staff report and Charles Hall seconded. All in favor.
2. Review of Jerome Township Parcel Amendment – Brewery (Union County) – Staff Report by Brad Bodenmiller
 - Tammy Noble – Asked if they are rezoning to a standard zoning district.
 - Brad Bodenmiller – Responded the rezoning is to a standard zoning district.
 - Charles Hall – Wanted to hear from the Township.
 - Mark Spagnuolo – Stated the use would be an added service for the area. Various options were weighed on how the use might be allowed including modifying the zoning code to allow the use, rezone to PUD, or rezone to the proposed rezoning. They prefer not to add the use to the zoning district because there are many properties with the same zoning classification, and it would allow drinking establishments on all the properties. They also do not prefer rezoning to PUD. They proposed the rezoning because the district allows for part of the operations,



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specifically the manufacturing of beer. The use planned is for beverage manufacturing, not distribution. He said they asked the applicant to provide food service via a kitchen as a use of the site because the district allows for restaurants which could include the consumption of beer. The applicants do not wish to serve food on site other than through food trucks.

- Wes Dodds – Asked if they considered making it a Conditional Use in the Commerce District.
 - Mark Spagnuolo – Stated it still opens up too many properties to the use.
 - Tyler Bumbalough – Asked how liquor licenses are distributed in a township and how many are permitted. He stated Urbana is allowed 12 licenses but not sure who regulates the townships.
 - Mark Spagnuolo – Responded that he is not certain of the process. Thought Beer Barrel had to be voted on.
 - Bill Narducci – Asked if the Township regulates food trucks.
 - Mark Spagnuolo – Stated they have Special Event Permits, but nothing to regulate private properties.
 - Ron Todd – Stated Marysville regulates food trucks.
 - Tom Scheiderer – Thought liquor licenses are by precinct.
 - Tyler Bumbalough – Stated that he supported staff's recommendation with the suggestion that the Township research how liquor licenses are administered in the Township because it would limit the number of Drinking Establishments if the use were added as a Conditional Use.
 - Charles Hall – Stated the applicant should be working with the Township.
 - Tyler Bumbalough moved a motion to recommend denial of the Jerome Township Parcel Amendment in accordance with the staff report and recommended the Township inquire as to the liquor permitting process as it would be a controlling factor in the number of Drinking Establishments and Charles Hall seconded. All in favor.
3. Review of Jerome Township Parcel Amendment – Evergreen Land Company (Union County) – Staff Report by Brad Bodenmiller
- Charles Hall – Asked for a map of the local school districts. Asked if the schools are interested in a school on the site.
 - Brad Bodenmiller – Shared a map of the local school districts. The parcels were depicted within the Jonathan Alder district.
 - Wade Dunham – Stated that they have a letter from the school dated in 2013 that states that they are not interested in establishing a school on the site.
 - Allen Shepherd – Stated that they purchased the land in 1991 and it allows 14 units to the acre. He said it has been difficult because there is no record of the zoning at that time. He also stated that he has been working with the neighbors and they would like the use to be single-family residential uses as opposed to multi-family development.

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- Charles Hall moved a motion to recommend approval with modifications of the Jerome Township Parcel Amendment in accordance with the staff report and Wes Dodds seconded. All in favor.
- 4. Review of Jerome Township Parcel Amendment – PDC Commerce Park (Union County) – Staff Report by Brad Bodenmiller
 - Charles Hall – Stated coming out of Marysville, they are working on the path and there will be something down there eventually.
 - Charles Hall moved a motion to recommend approval with modifications of the Jerome Township Parcel Amendment in accordance with the staff report and Jeff Stauch seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:03 pm with Andy Yoder moving a motion to adjourn. All in favor.

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