

Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: 8/25/20 Township: Serome

Amendment Title: 226-002

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	☒	☐
Date of Request (stated in cover letter)	☒	☐
Description of Zoning Parcel Amendment Change(s)	☒	☐
Date of Public Hearing (stated in cover letter)	☒	☐
Township point of contact and contact information for zoning amendment (stated in cover letter)	☒	☐
Parcel Number(s)	☒	☐
Copy of Completed Zoning Amendment Application	☒	☐
Applicant's Name and contact information	☒	☐
Current Zoning	☒	☐
Proposed Zoning	☒	☐
Current Land Use	☒	☐
Proposed Land Use	☒	☐
Acreage	☒	☐
Copy of Zoning Text associated with proposed district(s)	☒	☐
Contiguous and adjoining Parcel Information, including Zoning District(s)	☒	☐
Any other supporting documentation submitted by applicant	☒	☐
Non-LUC Member Fee, If applicable	☐	☐ - N/A

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

10820 St. Rt 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •

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

Zoning Commission
Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480
jerometownship.us

August 25, 2026

L.U.C. Regional Planning Commission
c/o Brad Bodenmiller, Executive Director
Box 219
East Liberty, Ohio 43319

Dear Mr. Bodenmiller:

This letter is to inform you of a proposed amendment to the Jerome Township Zoning Resolution:

Case #: Z26-002

Name of Applicant: Robert Carl & Betty Mitchell c/o Glen Dugger, Esq.

Location: 10061 Mitchell-Dewitt Road, being a 165.689 +/- ac. tract on the east side of Mitchell-Dewitt Road (CR #9), south of Converse Road (CR #23), and being parcel(s) no. 1500260030000 and 1500200110010 owned by Robert Carl & Betty Mitchell as shown on the County Auditor's current tax list.

Current Zoning Dist(s): Rural Residential District (RU)

Proposed Zoning Dist.: Commerce District (COM)

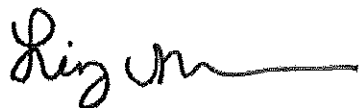
Current Land Use: Agriculture/Single-family Dwelling

Proposed Land Use: Uses as provided in Chapter 445 of the Zoning Resolution

Enclosed is a copy of the application and other relevant documents and materials. A public hearing for this case before the Zoning Commission has been set for Monday, September 28, 2026, at 7:00 p.m.

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

Sincerely,



Liz Morrison
Zoning Clerk/Secretary of the Commission

Enclosure

Chapter 425 – Rural Residential District (RU)

425.001 Rural Residential District Generally

The purpose and intent of the Rural Residential District (RU) is to preserve rural character and provide for land which is suitable or used for very low density residences as defined in the Comprehensive Plan. On-site water and sewer facilities are permitted, provided such facilities comply with all applicable regulations of the County Board of Health. This District supersedes the U-1 Rural District in existence prior to the enactment of this Resolution. (Amnd. 10-20-2020, 3-17-2026)

425.01 Permitted Uses

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

1. One (1) single-family dwelling per lot.
2. Limited home occupation subject to requirements of Chapter 635 of this Resolution.
3. Public Use
4. Quasi-public Use, not including hospital.
5. The use of land for conservation, preservation, or wetland restoration. (Amnd. 12-6-2022, 9-5-2023)

425.02 Accessory Uses and Structures

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

425.03 Conditional Uses

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

1. 721191 – Bed-and-Breakfast Inns
2. Telecommunications towers subject to the requirements of Chapter 655 of this Resolution
3. Expanded home occupations subject to the requirements of Chapter 635 of this Resolution.
4. Accessory dwelling units subject to the requirements of Chapter 645 of this Resolution.
5. Small wind projects (less than 5 mw) subject to the requirements of Chapter 650 of this Resolution.
6. Veterinary Hospitals and Clinic
7. Kennel/Animal Boarding (Amnd. 10-20-2020, 12-6-2022)

425.04 Lot Area, Lot Width, and Yard Setback Standards

The following lot area, lot width, and yard setback standards shall apply to all lots in the RU District:

1. Minimum Lot Area

The minimum lot area for lots in the RU District shall be 1.5 acres. (Amnd. 8-17-2015, 10-20-2020, 6-15-2021, 9-5-2023, 3-17-2026)

2. Minimum Lot Width

Lots in the RU District shall have a minimum width of 150 feet. (Amnd. 8-17-2015, 10-20-2020)

3. Lot Depth-to-Width Ratio

Any lot in the RU District shall have a depth-to-width ratio as provided for in Section 600.08. (Amnd. 8-17-2015, 10-20-2020, 9-5-2023)

4. Front Yard Setbacks

All front yard setbacks, as defined in Chapter 300, shall be measured from the right-of-way line. Such setbacks for the RU District shall be as follows:

- a) **Type 'A'** – The setback for farm markets shall be a minimum of 15 feet as determined by Chapter 605 of this Resolution. (Amnd. 6-15-2021)
- b) **Type 'B'** – The setback for single-family dwellings shall be a minimum of 50 feet.
- c) **Type 'C'** – The setback for all other buildings or structures supporting a permitted, conditional, or accessory use of the lot shall be 75 feet. (Amnd. 10-20-2020, 6-15-2021)

5. Side Yard Setbacks

The minimum side yard setback for principal buildings and structures shall be twenty (20) feet. Accessory buildings and structures shall be set back from a rear lot line in accordance with the provisions of Article 6. (Amnd. 6-15-2021)

6. Rear Yard Setbacks

The minimum rear yard setback for principal buildings and structures shall be thirty (30) feet. Accessory buildings and structures shall be set back from a rear lot line in accordance with the provisions of Article 6. (Amnd. 6-15-2021)

7. Architectural Projections

Regulations for architectural projections and similar regulations shall be as provided for in Chapter 600 of this Resolution. (Amnd. 6-15-2021)

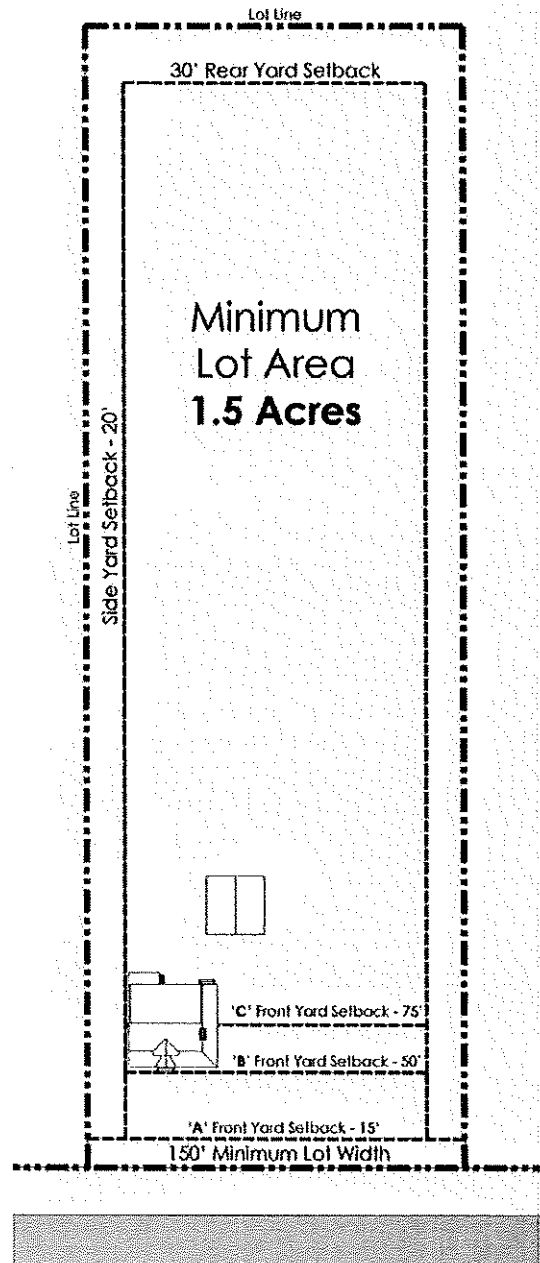


Figure 425.01: Lot standards diagram for the RU District

425.05 Building and Site 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 RU District:

1. Minimum and Maximum Floor Area

- a) Residential Accessory Structures – See Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – Single-family dwellings in the RU District shall provide a minimum of 1,200 square feet of floor area for a single-story dwelling and a minimum of 1,600 square feet of floor area for a split-level or multi-story dwelling. (Amnd. 10-20-2020, 12-21-2021)

2. Maximum Building Height

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

- a) Accessory Structures – See Chapter 645 for regulations concerning accessory structures.
- b) Single-family Dwellings – The maximum building height for single-family dwellings in the RU District shall be 35 feet.
- c) All Other Permitted Uses and Approved Conditional Uses – The maximum building height for all other permitted uses and approved conditional uses shall be 35 feet.

Chapter 445 – Commerce District (COM)**445.001 Commerce District Generally**

(a) 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 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 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.

(b) The uses permitted in this district are appropriate for locations where access to interchanges, well designed roads and trucking or shipping routes are available to move goods. Manufacturing and industrial uses in this area will be 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. (Amnd. 10-20-2020, 9-5-2023)

445.01 Permitted Uses

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

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
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. 511 – Publishing Industries
29. 512 – Motion Picture and Sound Recording Industries with the exception of:
 - a) 51213 – Motion Picture and Video Exhibition
30. 515 – Broadcasting (except Internet)
31. 517 – Telecommunications
32. 519 – Other Information Services
33. 52 – Finance and Insurance
34. 531 – Real Estate with the exception of:
 - a) 53113 – Lessors of Mini-warehouses and Self-Storage Units
35. 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
36. 533 – Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)
37. 54 – Professional, Scientific, and Technical Services
38. 55 – Management of Companies and Enterprises
39. 561 – Administrative and Support Services with the exception of:
 - a) 56173 – Landscaping Services
40. 611 – Educational Services
41. 621 – Ambulatory Health Care Services
42. 622 – Hospitals
43. 624 – Social Assistance with the exception of:
 - a) 62422 – Community Housing Services
 - b) 6244 – Child Day Care Services
44. 711 – Performing Arts, Spectator Sports, and Related Industries with the exception of:
 - a) 711212 – Racetracks
45. 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
46. 7223 – Special Food Services
47. 811 – Repair and Maintenance

- 48. 81221 – Funeral Homes and Funeral Services
- 49. 81233 – Linen and Uniform Supply
- 50. 8129 Other Personal Services with the exception of:
 - a) 81291 – Pet Care (except Veterinary) Services
- 51. 81292 – Photofinishing
- 52. 81293 – Parking Lots and Garages
- 53. 81299 – All Other Personal Services
- 54. Quasi-public Use
- 55. Public Use
- 56. Public Service Facility (Amnd. 10-20-2020, 12-21-2021, 3-17-2026)

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 Chapter 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.
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, with the exception of 44719 and 447190 Marine Service Stations and Truck Stops.
46. 4541 – Electronic Shopping and Mail-Order Houses
47. 484 – Truck Transportation
48. 485 – Transit and Ground Passenger Transportation
49. 487 – Scenic and Sightseeing Transportation
50. 492 – Couriers and Messengers
51. 493 – Warehousing and Storage, with the exception of the following uses which are prohibited in the Commerce District:
 - a) 493190 – Automobile Dead Storage
 - b) 493190 – Bulk Petroleum Storage
52. 4884 – Support Activities for Road Transportation except for Motor Vehicle Towing with On-Site storage or impounding of motor vehicles.
53. 4885 – Freight Transportation Arrangement
54. 4889 – Other Support Activities for Transportation
55. 518 – Data Processing, Hosting, and related services
56. 53113 – Lessors of Mini-Warehouses and Self-Storage Units
57. 5321 – Automotive Equipment Rental and Leasing
58. 5323 – General Rental Centers
59. 5324 – Commercial and Industrial Machinery and Equipment Rental and Leasing
60. 56173 – Landscaping Services
61. 6244 – Child Day Care Services
62. 71394 – Fitness and Recreational Sports Centers
63. 71395 – Bowling Centers

- 64. 71399 – All Other Amusement and Recreation Industries
- 65. 72111 – Hotels (except Casino Hotels) and Motels
- 66. 7225 – Restaurants and Other Eating Places
- 67. 81291 – Pet Care (except Veterinary) Services (with the exception of outdoor kennels)
- 68. Warehouse, Wholesale and Distribution Facility (Amnd. 6-10-2016, 10-20-2020, 12-21-2021, 3-17-2026)

445.03 Lot Area, Lot Width, and Yard Setback Standards

The following lot area, lot width, and yard setback standards shall apply to all lots within the COM District:

1. Minimum Lot Area

The minimum lot area for lots within the COM District shall be as follows:

- a) When a lot has access to central sewer and water facilities, the minimum lot area shall be 3/4 acre.
- b) When a lot is proposed to be served by on-site water and sewer facilities, the minimum lot area shall be 1.5 acres.
- c) All lots within the COM District shall be adequate in area to allow for the development of the lot in accordance with the applicable development standards of this Resolution and all other applicable regulations. (Amnd. 6-17-2021, 12-21-2021, 9-5-2023)

2. Minimum Lot Width

The minimum width for all lots in the COM District shall be applied based upon the functional classification of the road upon which the lot fronts. Functional road classifications shall be those assigned by the County Engineer. The following minimum lot widths shall apply:

Table 445.03.2 Lot Width Requirements for the COM District		
Road / Street Classification	Minimum Lot Width	
	Lots without CAD*	Lots with CAD*
Local Road	150 feet	150 feet
Minor Collector Road	200 feet	150 feet
Major Collector Road	300 feet	200 feet
Major Arterial Road	400 feet	250 feet
Principal Arterial Road	600 feet	250 feet
Freeway	N/A	N/A
* Lots sharing a common access drive (CAD) with (an) adjacent lot(s) shall be permitted to have a reduced lot width as shown in the above table.		

(Amnd. 12-21-2021, 9-5-2023)

3. Maximum Lot Coverage

The maximum lot coverage in the COM District shall be forty-five percent (45%). (Amnd. 6-15-2021)

4. Front Yard Setbacks

All front yard setbacks, as defined in Chapter 300, shall be determined based upon the functional classification of the public roadway upon which the lot fronts and shall be measured from the right-of-way of said public road. The functional roadway classification shall be those determined by the County Engineer. The minimum front yard setbacks for the COM District shall be as follows:

Table 445.03.4 Front Setback Requirements for the COM District		
Road / Street Classification	Minimum Front Setbacks For:	
	All Buildings / Structures	Parking and Circulation
Local Road	40 feet	20 feet
Minor Collector Road	40 feet	20 feet
Major Collector Road	40 feet	20 feet
Minor Arterial Road	50 feet	30 feet
Principal Arterial Road	60 feet	40 feet
Freeway	N/A	N/A

(Amnd. 6-15-2021, 9-5-2023)

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 area 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. (Amnd. 6-15-2021)

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 area 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.

- 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. (Amnd. 6-15-2021)

445.04 Building and Site 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. (Amnd. 12-21-2021)

2. Temporary Buildings and Structures

All temporary buildings and structures shall comply with the provisions of Chapter 600, 640, and all other applicable provisions of this Resolution. (Amnd. 12-21-2021)

3. Building Height

The maximum height of all structures in the COM District shall be 45 feet, measured as defined in Chapter 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) 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 any combination of the above.
- c) Loading Docks and Loading Areas – Loading docks and loading areas shall not be permitted on any building elevation that fronts to a public roadway. All loading docks and loading areas shall be located on the side or rear elevations of the building. (Amnd. 10-20-2020, 12-21-2021)

445.05 Additional Standards for Outdoor Storage Areas

In addition to the screen and buffering requirements of Chapter 620, 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.

445.06 Outdoor Loading, Delivery and Service Areas

In addition to the screen and buffering requirements of Chapter 620, outdoor loading, delivery, and service areas shall be permitted within the COM District in accordance with the following standards:

1. Area Standards

The following area 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 loading, delivery and service areas, outdoor storage areas, and supply yards shall be screened in accordance with the requirements of Chapter 620. (Amnd. 10-20-2020, 12-21-2021)

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 Chapter 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 Chapter 610.

2. Parking Area Landscaping

All parking areas shall be landscaped in accordance with the provisions of Chapter 620. (Amnd. 10-20-2020, 12-21-2021)

445.08 Landscaping

All uses within the COM District shall be landscaped in accordance with Chapter 620 of this Resolution. (Amnd. 10-20-2020)

445.09 Signage

All signs located within the COM District shall comply with the provisions of Chapter 615. (Amnd. 10-20-2020, 6-15-2021, 12-6-2022)

**JEROME TOWNSHIP**

UNION COUNTY, OHIO
 9777 Industrial Parkway
 Plain City, Ohio 43064
 Office (614) 873-4480

COPY**226-602**

Case #:

App. #:

Date Submitted:

Fee Amount:

Check #:

11918**8/20/26****\$9779.30****14366****ZONING COMMISSION APPLICATION****I. PARCEL INFORMATION**

Parcel Address: 10061 Mitchell-DeWitt Road, Plain City, OH 43064			FOR MAP AMENDMENT ONLY	
Parcel No.(s): 150260030000 150020011.0010			Proposed Zoning Dist.: COM	
Description of Location: 165.689 Ac located on the east side of Mitchell-DeWitt Road North of Warner Road			Number of Proposed Lots: 1	
Parcel/Tract Area: 165.689 Ac	Present Zoning Dist.: RU	Present Use: Agricultural	Existing Structures: <u>existing SF residence</u>	
Complete Where Applicable: Engineer/Surveyor: WSP-USA 281 North Broadway, St. Louis, MO 63102 Builder/Developer: TBD				

II. OWNER OF RECORD

Owner Name(s): Robert Carl & Betty Mitchell	Owner Address: 10061 Mitchell-DeWitt Road, Plain City, OH 43064
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III. APPLICANT INFORMATION

Applicant Name: Glen A. Dugger	Applicant Address: 1723 E. State St., Ste 550, Columbus, OH 43215
Applicant Phone Number: (614) 221-4255	Applicant Email: gdugger@smithandhale.com
☐ Parcel Owner ☐ Business Owner/Tenant ☒ Attorney/Agent ☐ Architect/Engineer	

IV. PROJECT TYPE

☒ Zoning Map Amendment - Standard Zoning District	☐ Misc. Action: _____
☐ Zoning Map Amendment - Planned Development District	☐ Detailed Development Plan
☐ Zoning Map Amendment - Change to PD Dist. Preliminary Dev. Plan	☐ Modification of Detailed Development Plan

Please review the attached checklist and note the items you are responsible for submitting with this application. All required items must be submitted to the Zoning Inspector.

Applicant Signature:

Robert Carl Mitchell
Betty J. Mitchell

Date:

8/16/2026

By signing, I certify that I am the owner of the real property or the owner's agent, and that the application is authorized with the full knowledge of the owner.

****FOR OFFICIAL USE ONLY****

Additional Notes:	LUCRPC Review Date: 9/10/26	Zoning Com. Hearing Date: 9/28/26	Trustee Hearing Date:
	☐ Approved as Submitted ☐ Approved w/ Modifications ☐ Continued ☐ Denied	☐ Approved as Submitted ☐ Approved w/ Modifications ☐ Continued/Other ☐ Denied/Disapproved	☐ Approved as Submitted ☐ Approved w/ Modifications ☐ Continued/Other ☐ Denied

Whenever the public necessity, convenience, general welfare, or good zoning practices require, or in conformance with the adopted Comprehensive Plan, the Board of Township Trustees may by resolution amend, supplement, change, or repeal the regulations, restrictions, and boundaries or classification of property. Such amendments may only be made after recommendation from the Zoning Commission and subject to the procedures provided by law.

What information should be provided to apply for an amendment of the Official Zoning Map?

This checklist is to be used as a guide for filling out the application and must be returned with each item checked off:

- ☒ Application form, completed.
- ☒ Names and contact information of any design professionals or other agents involved in preparing the application, if not otherwise indicated on the application.
- ☒ A statement indicating the current zoning district and use, proposed zoning district and intended use(s), and an explanation of how the proposed amendment of the Official Zoning Map relates to the Comprehensive Plan.
- ☒ Legal description of the parcel or tract.
- ☒ A vicinity map, drawn to an appropriate scale based on the area of the parcel or tract, showing the general location of the site.
- ☒ A site plan, drawn to scale by a professional surveyor, engineer, architect, or landscape architect registered in the State of Ohio, indicating at least the following:
 - ☒ Lot/parcel area.
 - ☒ A plan showing the dimensions and shape of the parcel or tract, the size and location of existing buildings, and any natural or topographic features.
 - ☒ Date, scale, and north arrow.
 - ☒ Lots lines, setback lines, and easements.
 - ☒ Roads, sidewalks, and alleys.
 - ☒ Existing structures on neighboring lots within 20 feet of the lot line.
 - ☒ Dimensions from any existing buildings to all lot lines labeled.
- ☒ A preliminary traffic study completed to the requirements of the Union County Engineer or correspondence from the County Engineer's Office or other relevant public agency that a traffic study is not required for the proposed development.
- ☒ For any lot not designated solely for residential use and proposed to be served by central sewers or water, evidence that the lot has or will have access to central sewers or water.
- ☒ A list of the names and addresses of the applicant and of the owners of all lots within, contiguous to, and directly across the street from the subject lot, as shown on the County Auditor's current tax list. One (1) copy shall be submitted on regular letter paper, and two (2) on Avery #5160 mailing labels or equivalent style mailing labels approved by the Zoning Inspector.
- ☒ Such other information as may be required for the Zoning Inspector, Zoning Commission, Board of Township Trustees, or other relevant public authority to review the application.
- ☒ The fee, as required by the Schedule of Zoning Fees.

All applications shall include one (1) completed application form and fifteen (15) sets of plans and other documents. All plans and other documents shall be single-sided and shall be folded to be no larger than 8.5" x 11". Electronic copies of all plans and documents in .PDF or another standard file-type shall also be submitted at the time of application via CD, memory stick, or via remote transfer when coordinated in advance with the Zoning Inspector.



VIA ELECTRONIC MAIL

May 27, 2026

Glen A. Dugger
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

Subject: Water and Sewer Conveyance Strategy – Mitchell Property, Jerome Township, Union County, Ohio

Dear Mr. Dugger:

This memo summarizes the preliminary water and sanitary sewer conveyance strategy for the Mitchell Property (the Property) located at 10061 Mitchell-Dewitt Road, Jerome Township, Union County Ohio (APN# 1500200110010 [40.6 ac] and APN# 1500260030000 [125.00 ac]). The objective is to document where the site is expected to connect to municipal water and sewer infrastructure. This summary is intended to identify the existence and potential extension of utility service based on existing infrastructure.

WATER AND SEWER SERVICE OVERVIEW

The City of Marysville is the municipal provider for both water and sanitary sewer for the Property. While the Property does not currently have active public water or sanitary sewer service, municipal utility infrastructure is present in the surrounding area and could be extended to serve the site. Existing public utility infrastructure is located along Industrial Parkway and serves as the basis for the proposed connection strategy for both water and sewer systems.

Current water and sewer demands have not been finalized as development plans are still being developed. Such demand estimates will be provided when development plans have been sufficiently progressed.

WATER CONVEYANCE STRATEGY

A 12-inch municipal water main located along Industrial Parkway that is approximately 3,000 feet from the Property appears to be the most viable connection point for public water service. Water would be conveyed to the Property by extending a new water main from the connection point via additional easements either in public or private property. For planning purposes, the extension is estimated to be on the order of 3,500 linear feet. In addition to the off-site extension, the overall water system strategy includes an approximately 1.4-million-gallon elevated water storage tank to manage peak demand to attenuate peak demands.

SANITARY SEWER CONVEYANCE STRATEGY

Sanitary sewer service would be provided by connection to existing infrastructure along Industrial Parkway, consisting of an 18-inch gravity sanitary sewer and a 10-inch force main. Sewer conveyance could be achieved by extending infrastructure from Industrial Parkway to the site along a suitable routing corridor either in public or private property. Depending on final grading and downstream capacity considerations, additional measures such as onsite wastewater equalization or storage could be used to manage peak flows. Further, a lift station would be considered if gravity conveyance cannot be achieved.

The site currently contains a domestic septic system, which would be decommissioned upon connection to the municipal system.



SUMMARY OF REQUIRED UTILITY IMPROVEMENTS

Early discussions indicate development of the site could include a new off-site water main extension of approximately 3,500 linear feet and a sanitary sewer extension from existing infrastructure along Industrial Parkway. The project would also include obtaining an off-site utility corridor or easement. On-site infrastructure is expected to include an elevated water storage tank of approximately 1.4 million gallons and potentially include wastewater equalization storage and a lift station if necessary.

CONCLUSION

Based on evaluations to date it appears that the Property has a viable path connection path for municipal water and sanitary sewer service from existing City of Marysville infrastructure. Water service would be extended from the existing 12-inch main, while sanitary sewer would connect to the 18-inch gravity sewer and 10-inch force main. Based on available information and proximity of existing infrastructure it appears that municipal water and sewer service could be extended to the site to support future development.

Kind regards,

A handwritten signature in black ink, appearing to read 'David Postlewaite'.

David Postlewaite
Assistant Vice President

Glen Dugger

Subject: FW: Traffic Impact Study Requirements - Rezoning Application for Parcel:
1500260030000

From: Eric Snowden <esnowden@jerometownship.com>
Sent: Monday, June 15, 2026 11:32 AM
To: Luke Sutton <lsutton@unioncountyohio.gov>; Dameron, Melissa <melissa.dameron@wsp.com>
Cc: Glen Dugger <gdugger@smithandhale.com>
Subject: RE: Traffic Impact Study Requirements - Rezoning Application for Parcel: 1500260030000

Rec'd. Mr. Dugger and his team should include this letter in any application for amendment of the Official Zoning Map made to the Township.

Warm regards,

Eric Snowden, AICP
Zoning Inspector/Planning Coordinator
Jerome Township, Union Co.
9777 Industrial Parkway
Plain City, Ohio 43064
Tel: 614-873-4480

From: Luke Sutton <lsutton@unioncountyohio.gov>
Sent: Monday, June 15, 2026 10:38 AM
To: Dameron, Melissa <melissa.dameron@wsp.com>
Cc: Eric Snowden <esnowden@jerometownship.com>
Subject: Re: Traffic Impact Study Requirements - Rezoning Application for Parcel: 1500260030000

Eric,

Since the end user of this site is unknown at this time, we are ok with the applicant holding off on submitting a TIS until that user is known. A TIS will be required prior to any plan approvals from our office.

Thanks,

Luke Sutton, PE
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov

PROPOSED NEW LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR 165.689 ACRES
PART OF VIRGINIA MILITARY SURVEY NO. 5132, 5134, 5144 AND 7058
JEROME TOWNSHIP, UNION COUNTY, OHIO
APRIL 02, 2024

PART OF VIRGINIA MILITARY SURVEY NO. 5132, 5134, 5144 AND 7058 IN JEROME TOWNSHIP, UNION COUNTY, OHIO, BEING ALL THE PROPERTY CONVEYED TO ROBERT CARL MITCHELL AND BETTY J. MITCHELL AS RECORDED IN OFFICIAL RECORD 750, PAGE 766, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING FROM AN IRON ROD (BENT) FOUND AT THE WESTERN CORNER OF VIRGINIA MILITARY SURVEY (VMS) NO. 7058, ALSO BEING THE NORTHERN CORNER OF VMS 5144 AND BEING ON THE SOUTHEASTERN LINE OF VMS 5132 THENCE ALONG THE SOUTHWEST LINE OF VMS 7058 SOUTH 33°03'39" EAST, 110.73 FEET TO A MAG NAIL SET ON THE CENTERLINE OF MITCHELL-DEWITT ROAD AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND;

THENCE ALONG THE CENTERLINE OF MITCHELL-DEWITT ROAD NORTH 62°15'17" WEST, 260.52 FEET TO A MAG NAIL SET AT THE SOUTHERN CORNER OF THE 40.153 ACRE TRACT CONVEYED TO DONALD K. MITCHELL AND MELISSA L. MITCHELL AS RECORDED IN INSTRUMENT NO. 202312180009165;

THENCE ALONG THE SOUTHEASTERN LINE OF SAID 40.153 ACRE TRACT NORTH 57°38'46" EAST, 1697.37 FEET TO A 5/8" IRON ROD WITH A "CLAPSADDLE" CAP FOUND AT A SOUTHEASTERN CORNER OF SAID 40.153 ACRE TRACT, ALSO BEING THE SOUTHERN CORNER OF A 109.40 ACRE TRACT CONVEYED TO MITCHEL FARMS LLC OFFICIAL RECORD 893, PAGE 536, PASSING A 5/8" IRON ROD WITH A "CLAPSADDLE" CAP FOUND AT A DISTANCE OF 22.78 FEET:

THENCE ALONG THE SOUTHEASTERN LINE OF SAID MITCHEL FARMS LLC TRACT NORTH 57°38'18" EAST, 761.37 FEET TO A 5/8" IRON ROD WITH A "CLAPSADDLE" CAP, WITNESS A FOUND 5/8" IRON ROD WITH A "KLEINGERS GROUP" CAP, BEING SOUTH 48°16'57" WEST, 10.91 FEET, SAID 5/8" IRON ROD WITH A "KLEINGERS GROUP" CAP MONUMENTS THE WESTERN CORNER OF THE 53.900 ACRE TRACT CONVEYED TO AMAZON DATA SERVICES, INC. AS RECORDED IN INSTRUMENT NO. 202012310014782 AND DEPICTED ON A SURVEY BY R.D. ZANDE DATED SEPTEMBER 15, 1998 AND RECORDED IN SURVEY PLAT BOOK 16, PAGE 287;

THENCE SOUTH 42°17'42" EAST, 1591.42 FEET TO A 6"X6" CONCRETE POST FOUND ON THE NORTHWEST LINE OF LOT 1 OF FEDEX GROUND FACILITY FINAL PLAT, RECORDED IN PLAT BOOK 06, PAGE 84AB (SLIDE 42) AND CONVEYED TO MREIC COLUMBUS OH II, LLC RECORDED IN INSTRUMENT NO. 202012290014614;

THENCE ALONG THE NORTHWEST AND SOUTHWEST LINES OF SAID LOT 1 THE FOLLOWING 2 COURSES;

- 1) SOUTH 57°15'21" WEST, 299.43 FEET TO A FOUND STONE;
- 2) SOUTH 41°18'15" EAST, 1422.93 FEET TO A 5/8" IRON ROD WITH A "PRIDAY S-7277" CAP FOUND ON THE NORTHWEST LINE OF INDUSTRIAL PARKWAY CORPORATE ESTATES, PHASE 3B RECORDED IN PLAT BOOK 5, PAGE 229;

THENCE ALONG THE NORTHWESTERN LINE OF SAID INDUSTRIAL PARKWAY CORPORATE ESTATES, PHASE 3B SOUTH 57°46'52" WEST, 593.30 FEET TO A 5/8" IRON ROD WITH A "PRIDAY S-7277" CAP FOUND AT THE WESTERN CORNER OF SAID INDUSTRIAL PARKWAY CORPORATE ESTATES, PHASE 3B, ALSO BEING THE NORTHERN CORNER OF A 38.576 ACRE TRACT CONVEYED TO OHIO POWER COMPANY AS RECORDED IN INSTRUMENT NO. 202307030004574;

THENCE ALONG THE NORTHWESTERN LINE OF SAID 38.576 ACRE TRACT SOUTH 57°49'18" WEST, 373.73 FEET TO A 5/8" IRON ROD WITH A "CLAPSADDLE" CAP FOUND AT NORTHERN CORNER OF A 19.839 ACRE TRACT CONVEYED TO OHIO POWER COMPANY AS RECORDED IN INSTRUMENT NO. 202307030004574;

THENCE ALONG THE NORTHWESTERN LINE OF SAID 19.839 ACRE TRACT SOUTH 57°53'59" WEST, 672.32 FEET TO A 5/8" IRON ROD WITH A "PRIDAY S-7277" CAP FOUND AT THE NORTHERN CORNER OF A 2.750 ACRE TRACT CONVEYED TO ZACHERY W. FORD AND CHELSEA R. BURROUGHS AS RECORDED IN INSTRUMENT NO. 202008310008953;

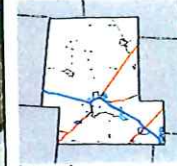
THENCE ALONG THE NORTHWESTERN LINE OF SAID 2.750 ACRE TRACT SOUTH 57°54'45" WEST, 786.87 FEET TO A RAILROAD SPIKE FOUND IN THE CENTERLINE OF MITCHELL-DEWITT ROAD, PASSING A FOUND IRON PIPE AT A DISTANCE OF 764.78 FEET;

THENCE ALONG THE CENTERLINE OF MITCHELL-DEWITT ROAD THE FOLLOWING 4 COURSES;

1. NORTH 55°47'44" WEST, 170.83 FEET TO A SET MAG NAIL;
2. NORTH 32°56'23" WEST, 444.54 FEET TO A SET MAG NAIL;
3. NORTH 33°04'48" WEST, 1426.94 FEET TO A SET MAG NAIL;
4. NORTH 33°03'39" WEST, 712.03 FEET TO THE POINT OF BEGINNING, CONTAINING 165.689 ACRES, MORE OR LESS



Overview



Legend

- Parcels
- Corporate Limits
- Roads
- USA Major Highways
- Limited Access
- Highway
- Major Road
- Local Road
- Ramp
- County Outlines
- Union
- <all other values>

Parcel ID	15-0026003.0000	Alternate ID	1450000004000
Sec/Twp/Rng	n/a	Class	111 AGRICULTURAL WITH BUILDINGS "QUALIFIED FOR CURRENT AGRICULTURAL USE VALUE"
Property Address	10061 MITCHELL DEWITT PLAIN CITY	Acreage	125.0
District	15 JEROME TOWNSHIP - JONATHAN ALDER LSD		
Brief Tax Description	VMS 7058 OR 750 PG 766 (Note: Not to be used on legal documents)		

Owner Address MITCHELL ROBERT CARL & BETTY J
10061 MITCHELL DEWITT RD
PLAIN CITY OH 43064

Date created: 5/20/2025
Last Data Uploaded: 5/20/2025 1:21:35 PM

Developed by **SCHNEIDER**
GEOGRAPHICAL

ZONING STATEMENT

JEROME TOWNSHIP

10061 MITCHELL-DEWITT ROAD

The property the subject of the requested zoning amendment is currently a single-family residence and is primarily used for agricultural purposes. The property is currently zoned in the RU zoning district in the Township and is located north of the Township's Innovation Planned Development District and west of the Amazon Data Services data center campus which is currently under construction on the property adjacent to the east. The purpose of the zoning amendment to the COM zoning district is to enable the property to fulfill the goals of the Township by changing the property's use from Agricultural, which is not consistent with the township plan to a zoning which is consistent with the development pattern in the southeastern portion of the Township and consistent with the recommendation of the LUC Regional Planning Commission staff report dated 7/9/26.

RED-MitchellDewitt.mis (nct)
8/4/26 S:Docs

PROPERTY OWNERS

Robert Carl & Betty J Mitchell
10061 Mitchell DeWitt Road
Plain City, OH 43064

SURROUNDING PROPERTY OWNERS

Amazon Data Services Inc.
410 Terry Avenue North
Seattle, WA 98109

Michelle D Detwiler
10500 Converse Road
Plain City, OH 43064

Doanld K & Melissa L Mitchell
14211 Taylor Road
Plain City, OH 43064

Union Rural Electric Cooperative
15461 US 36
Marysville, OH 43040

CF Realty of Ohio Ltd
577 Wintergreen Way
Lewis Center, OH 43035

Tina J Long
9950 Mitchel DeWitt Road
Plain City, OH 43064

John, Kevin & Amber Long Trustees
8565 Smith Calhoun Road
Plain City, OH 43064

Jason & Kara N Leuthold
9986 Mitchell DeWitt Road
Plain City, OH 43064

Luke, AJ & Kelly N Kuhns
10081 Mitchell DeWitt Road
Plain City, OH 43064

Lois A Parsell
Box 1-6910 Rings Road
Amlin, OH 43002

ZWF & Chelsea R Burroughs
10101 Mitchell DeWitt Road
Plain City, OH 43064

601 Estate LLC
5626 Loch Broom Circle
Dublin, OH 43017

Blaine H Conrad Jr Trustee
3045 Stoney Bridge Lane
Columbus, OH 43221

Charles H Muncrief
4817 Avondale Ridge
Dublin, OH 43017

Richard Todd Irion Trustee
8241 Tillinghast Drive
Dublin, OH 43017

Charles L & Patricia A Brown
5223 Morning Circle
Hilliard, OH 43026

Rodney & Martha C Taylor
6752 Stone Circle
Dublin, OH 43016

Brad Smith
9277 Auburn Court
Powell, OH 43065

GMZ Properties LLC
1735 Atlas Street
Columbus, OH 43228

George & Judith Crusse
856 Mendes Court
Columbus, OH 43235

Anthony J Rucci Trustee
448 West Nationwide Boulevard
Columbus, OH 43215

Roger B & Kathleen McPeck Trustees
2258 Bristol Road
Columbus, OH 43221

Axis Garage LLC
3450 River Rhone Lane
Columbus, OH 43221

Asset Recovery Services ENT LLC
1335 Dublin Road
Columbus, OH 43215

Daniel R & Mary E Dithomas
5795 OConnell Court
Dublin, OH 43017

Verlyn Douglas Yoder Jr.
11435 Lafayette Plain City Road
Plain City, OH 43064

Ohio Power Company
10159 Mitchell DeWitt Road
Plain City, OH 43064

Del Fountaine Ltd
6660 High Street
Worthington, OH 43085

BA Mitchell Owner LLC
1194 King Street
Greenwich, CT 06831

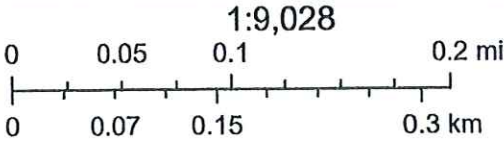
MREIC Columbus OH II LLC
255 Washington Street
Newton, MA 02458

mittchell tracts



5/20/2025, 4:42:52 PM

- Parcel/Current Tax Year
- Townships
- Subdivision/Current Tax Year

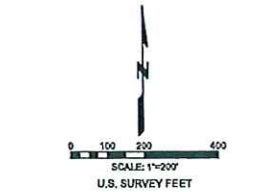
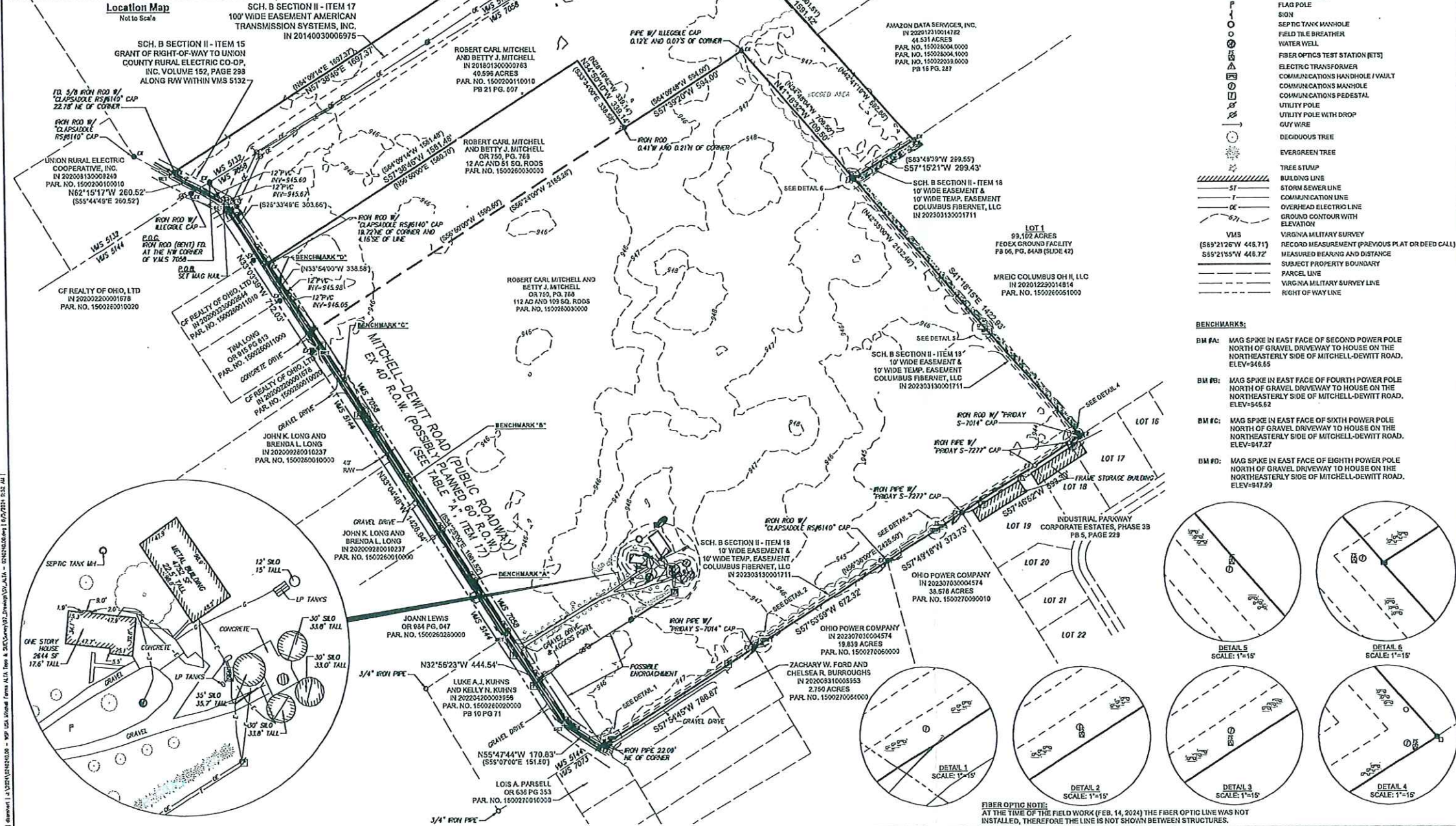


ALTA/NSPS LAND TITLE SURVEY

PART OF VIRGINIA MILITARY SURVEY NO. 5132, 5134 AND 5144
JEROME TOWNSHIP, UNION COUNTY, OHIO



Location Map
Not to Scale



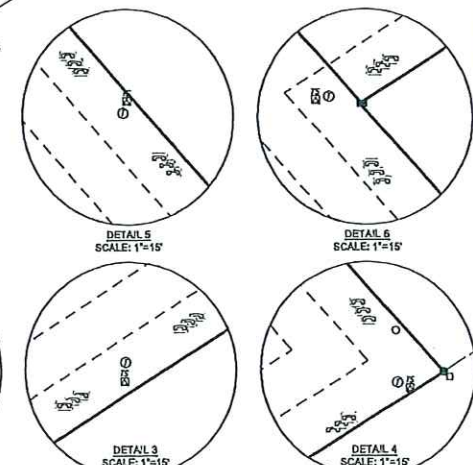
BASIS OF BEARINGS IS OHIO STATE PLANE
COORDINATE SYSTEM,
NORTH ZONE, NAD 83, 2011 ADJUSTMENT

LEGEND

SET	5/8\" RIBBON WITH PLASTIC CAP
SET	STAMPED \"FARNSWORTH GROUP\"
EX	WAG NAIL
EX	EXISTING MONUMENT
EX	IRON PIPE
EX	IRON ROD
W	STONE MONUMENT
W	WOOD POST
W	CONCRETE POST
W	FLAG POLE
W	SIGN
W	SEPTIC TANK MANHOLE
W	FIELD TILE BREATHER
W	WATER WELL
W	FIBER OPTICS TEST STATION (ETS)
W	ELECTRIC TRANSFORMER
W	COMMUNICATIONS HANDHOLE / VAULT
W	COMMUNICATIONS MANHOLE
W	COMMUNICATIONS PEDESTAL
W	UTILITY POLE
W	UTILITY POLE WITH DROP
W	GUY WIRE
W	DECIDUOUS TREE
W	EVERGREEN TREE
W	TREE STUMP
W	BUILDING LINE
W	STORM SEWER LINE
W	COMMUNICATION LINE
W	OVERHEAD ELECTRIC LINE
W	GROUND CONTOUR WITH ELEVATION
W	VIRGINIA MILITARY SURVEY
W	RECORD MEASUREMENT (PREVIOUS PLAT OR DEED CALL)
W	MEASURED BEARING AND DISTANCE
W	SUBJECT PROPERTY BOUNDARY
W	PARCEL LINE
W	VIRGINIA MILITARY SURVEY LINE
W	RIGHT OF WAY LINE

BENCHMARKS:

- BM #A: MAG SPIKE IN EAST FACE OF SECOND POWER POLE NORTH OF GRAVEL DRIVEWAY TO HOUSE ON THE NORTHEASTERLY SIDE OF MITCHELL-DEWITT ROAD. ELEV=946.85
- BM #B: MAG SPIKE IN EAST FACE OF FOURTH POWER POLE NORTH OF GRAVEL DRIVEWAY TO HOUSE ON THE NORTHEASTERLY SIDE OF MITCHELL-DEWITT ROAD. ELEV=946.82
- BM #C: MAG SPIKE IN EAST FACE OF SIXTH POWER POLE NORTH OF GRAVEL DRIVEWAY TO HOUSE ON THE NORTHEASTERLY SIDE OF MITCHELL-DEWITT ROAD. ELEV=947.27
- BM #D: MAG SPIKE IN EAST FACE OF EIGHTH POWER POLE NORTH OF GRAVEL DRIVEWAY TO HOUSE ON THE NORTHEASTERLY SIDE OF MITCHELL-DEWITT ROAD. ELEV=947.59



FIBER OPTIC NOTE:
AT THE TIME OF THE FIELD WORK (FEB. 14, 2024) THE FIBER OPTIC LINE WAS NOT
INSTALLED, THEREFORE THE LINE IS NOT SHOWN BETWEEN STRUCTURES.



82 REMICK BLVD., SUITE B
SPRINGBORO, OHIO 45065
(937) 802-0405 / info@f-w.com
www.f-w.com
Ohio Certificate of Authority #01559
Engineers | Architects | Surveyors | Scientists

#	DATE:	DESCRIPTION:
1	03/08/2024	DRAWING UP-DATES & ADDITIONAL COMMENTS.
2	05/17/2024	ADDRESS ADDITIONAL COMMENTS.
3	06/05/2024	REVISE CERTIFICATION.

PROJECT:
WSP USA, INC

UNION COUNTY, OHIO	
DATE:	2/21/2024
DESIGNED:	DRB
DRAWN:	PDM
REVIEWED:	###
FIELD BOOK NO.:	BMI 3403/10

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS LAND TITLE SURVEY

PART OF VIRGINIA MILITARY SURVEY NO. 5132, 5134 AND 5144
JEROME TOWNSHIP, UNION COUNTY, OHIO



0 50 100 200
SCALE 1"=100'
U.S. SURVEY FEET

BASIS OF BEARINGS IS OHIO STATE PLANE COORDINATE SYSTEM,
NORTH ZONE, NAD 83, 2011 ADJUSTMENT

LEGEND

SET 0	SET 60° REBAR WITH PLASTIC CAP
SET +	STAMPED FARNSWORTH GROUP
EX	MAO NAIL
0	EXISTING MONUMENT
X	IRON PIPE
0	IRON ROD
0	SPAKE
0	STONE MONUMENT
0	WOOD POST
0	CONCRETE POST
0	FLAG POLE
0	SKIN
0	SEPTIC TANK MANHOLE
0	FIELD TILE BREATHER
0	WATER WELL
0	FIBER OPTIC TEST STATION (ETS)
0	ELECTRIC TRANSFORMER
0	COMMUNICATIONS HANDHOLE / VALVE
0	COMMUNICATIONS MANHOLE
0	COMMUNICATIONS PEDestal
0	UTILITY POLE
0	UTILITY POLE WITH DROP
0	GUY WIRE
0	DECIDUOUS TREE
0	EVERGREEN TREE
0	TREE STUMP
0	BUILDING LINE
0	STORM SEWER LINE
0	COMMUNICATION LINE
0	OVERHEAD ELECTRIC LINE
0	GROUND CONTOUR WITH ELEVATION
0	VMS
0	589°21'26"W 448.71'
0	589°21'55"W 446.72'
0	MEASURED BEARING AND DISTANCE
0	SUBJECT PROPERTY BOUNDARY
0	PARCEL LINE
0	VIRGINIA MILITARY SURVEY LINE
0	RIGHT OF WAY LINE
0	SWALE

Farnsworth GROUP

82 REMICK BLVD., SUITE B
SPRINGBORO, OHIO 45066
(937) 602-0405 / info@f-w.com

Farnsworth Group, Inc.
Ohio Certificate of Authority #01559

www.f-w.com
Engineers | Architects | Surveyors | Scientists

DATE	DESCRIPTION
1 03/06/2024	DRAWING UP-DATES & ADDITIONAL COMMENTS
2 03/17/2024	ADDRESSES ADDITIONAL COMMENTS
3 06/05/2024	REVISE CERTIFICATION

PROJECT
WSP USA, INC

UNION COUNTY, OHIO

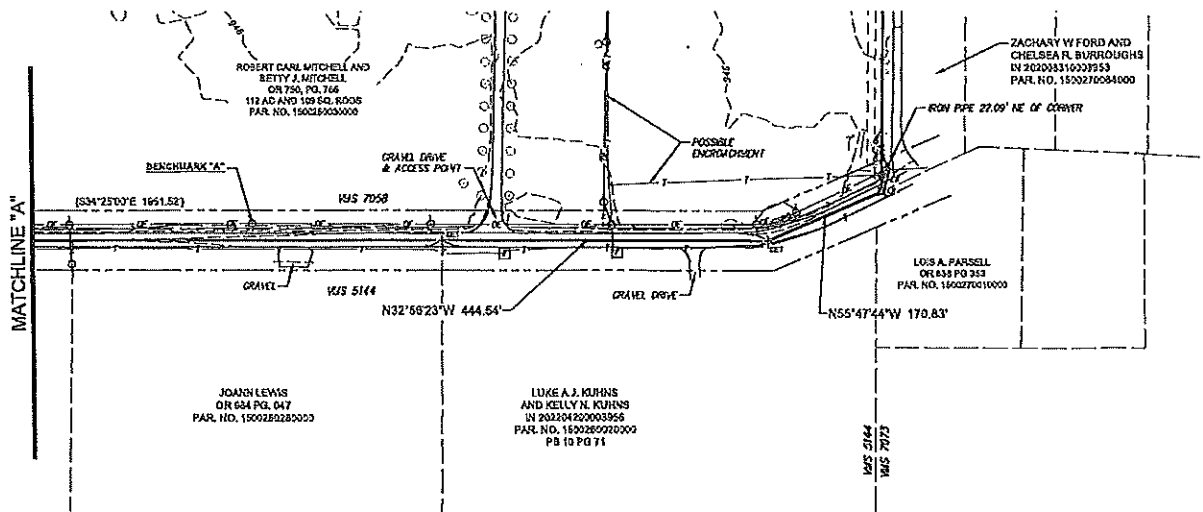
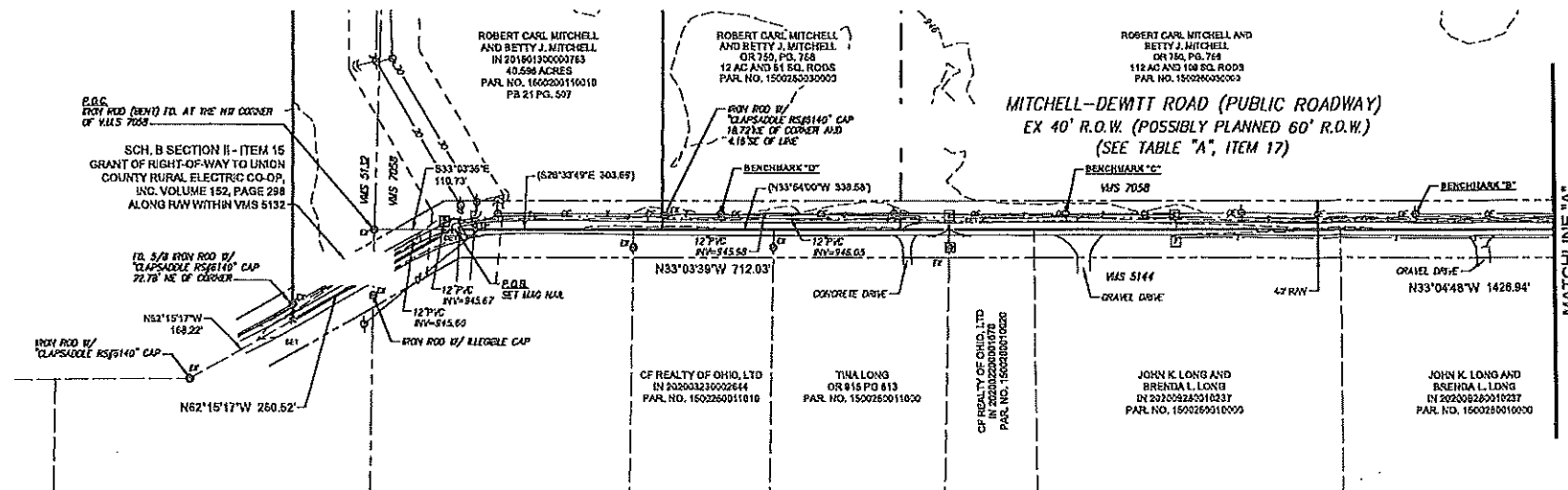
DATE:	2/21/2024
DESIGNED:	DRB
DRAWN:	PDM
REVIEWED:	###
FIELD BOOK NO.:	BMI 3403/10

ALTA/NSPS LAND
TITLE SURVEY

DATE PLOTTED:

2
OF 3

PROJECT NO.: 0240240.00



GENERAL SURVEY NOTES

- THIS SURVEY WAS MADE IN ACCORDANCE WITH FIDELITY NATIONAL TITLE INSURANCE CO., FILE NO. 2355510137, DATED JUNE 28, 2023. THEREFORE, IF THERE ARE ANY OTHER AGREEMENTS OR EASEMENTS OF RECORD AFFECTING THE PROPERTY WHICH IS THE SUBJECT MATTER OF THIS SURVEY WHICH ARE NOT SHOWN, WE WOULD BE UNAWARE OF SAME AND THUS, THEY WOULD NOT BE SHOWN HEREON.
- THE LEGAL DESCRIPTION ON AND DEPICTION OF THE SUBJECT PROPERTY CONTAINED IN THE SURVEY DESCRIBE AND DEPICT THE SAME PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, LLC ON JUNE 28, 2023 UNDER ORDER NO. 2355510137.
- A SEPARATE SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OR TITLE EVIDENCE HAS NOT BEEN MADE IN CONJUNCTION WITH THIS SURVEY.
- BEARINGS FOR THIS SURVEY ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, 2011 ADJUSTMENT, GEOID 18 AND GRS 80 ELLIPSOID.
- ELEVATIONS ARE BASED ON GPS OBSERVATIONS RELATIVE TO NAVD 88 DATUM.
- THE PARCEL IS LOCATED IN JEROME TOWNSHIP, UNION COUNTY, OHIO.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MITCHELL-DEWITT ROAD, THERE ARE NO EXISTING CURBS OR CURB CUTS ALONG THE RIGHT-OF-WAY OF MITCHELL-DEWITT ROAD.
- THE SUBJECT PROPERTY APPEARS TO HAVE ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY. NOTE, ACCESS TO UTILITIES CAN ONLY BE DETERMINED BY UTILITY SUPPLIERS.
- THE SUBJECT PROPERTY ADJUTS, WITHOUT GAPS, GORES OR STRIPS ADJOINING PROPERTIES (EXCEPT AS NOTED ON THIS SURVEY) AND MITCHELL-DEWITT ROAD, WHICH IS A COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHT-OF-WAY. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM MITCHELL-DEWITT ROAD. NOTE, ONLY LOCAL GOVERNMENT CAN DETERMINE ACCESS POINTS TO MITCHELL-DEWITT ROAD.
- THERE WAS NO OBSERVABLE EVIDENCE THAT THE SUBJECT PROPERTY SERVES ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
- THE RECORD DESCRIPTIONS SHOWN AS 'PARCEL 1, TRACT 1, A AND B' DO NOT FORM A MATHEMATICALLY CLOSED FIGURE. THIS IS DUE TO THE BEARINGS CONTAINED IN SAID DESCRIPTIONS BEING ROUNDED OFF TO THE MINUTE OF A DEGREE.
- THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE WAS NO OBSERVABLE EVIDENCE OF A FIELD DELINEATION OF WETLANDS CONDUCTED ON THE SITE.
- THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE PROPERTY.
- PARCEL NO. 15-0226011.0010 AND PARCEL NO. 15-0226011.0005 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITH NO GAPS OR GORES.
- EXCEPT AS SHOWN AND NOTED ON THIS SURVEY, BASED ON OBSERVABLE EVIDENCE AND MATTERS OF RECORD OR PROVIDED BY THE TITLE COMPANY OR CLIENT, THERE ARE NO OBSERVABLE:
 - (i) HEIGHT OR BULK RESTRICTIONS, SETBACK LINES, PARKING REQUIREMENTS, PARTY WALLS, ENCROACHMENTS OR OVERHANGS OF ANY IMPROVEMENTS UPON ANY EASEMENT, RIGHT-OF-WAY OR ADJACENT LAND OR ENCROACHMENT OF THE IMPROVEMENTS LOCATED ON ADJACENT LAND ONTO THE SUBJECT PROPERTY, OTHER THAN AS NOTED ON THE ENCROACHMENT TABLE BELOW;
 - (ii) EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS, OR BUILDING STRUCTURES OR OTHER IMPROVEMENTS, CONFLICTS, STREAMS, CREEKS, RIVERS, PONDS, LAKES, CEMETERIES OR BURIAL GROUNDS.

ENCROACHMENT TABLE:

POSSIBLE ENCROACHMENT BY COMMUNICATION LINE NEAR SOUTHERN MOST PROPERTY CORNER.

Zoning Map of Jerome Township, Union County, Ohio



Logan-Union-Champaign
Regional Planning Commission
10820 St. Rt. 347
East Liberty, OH 43344
(937) 666-3431

Map Generated: July 2004
Map Updated: July 2025 (ACS)

This map was prepared by LUC. Zoning information was provided by the Township, the party responsible for the accuracy and maintenance of this map.

Zoning District

- | | | | | |
|-----|-----|----|-----|--------------|
| RU | MDR | LR | COM | SRE |
| LDR | ORM | RR | PD | Municipality |

Zoning Overlay

- IPD Area IPD Applied

Roads

- Township County State U.S. +++ Railroad

Amendments

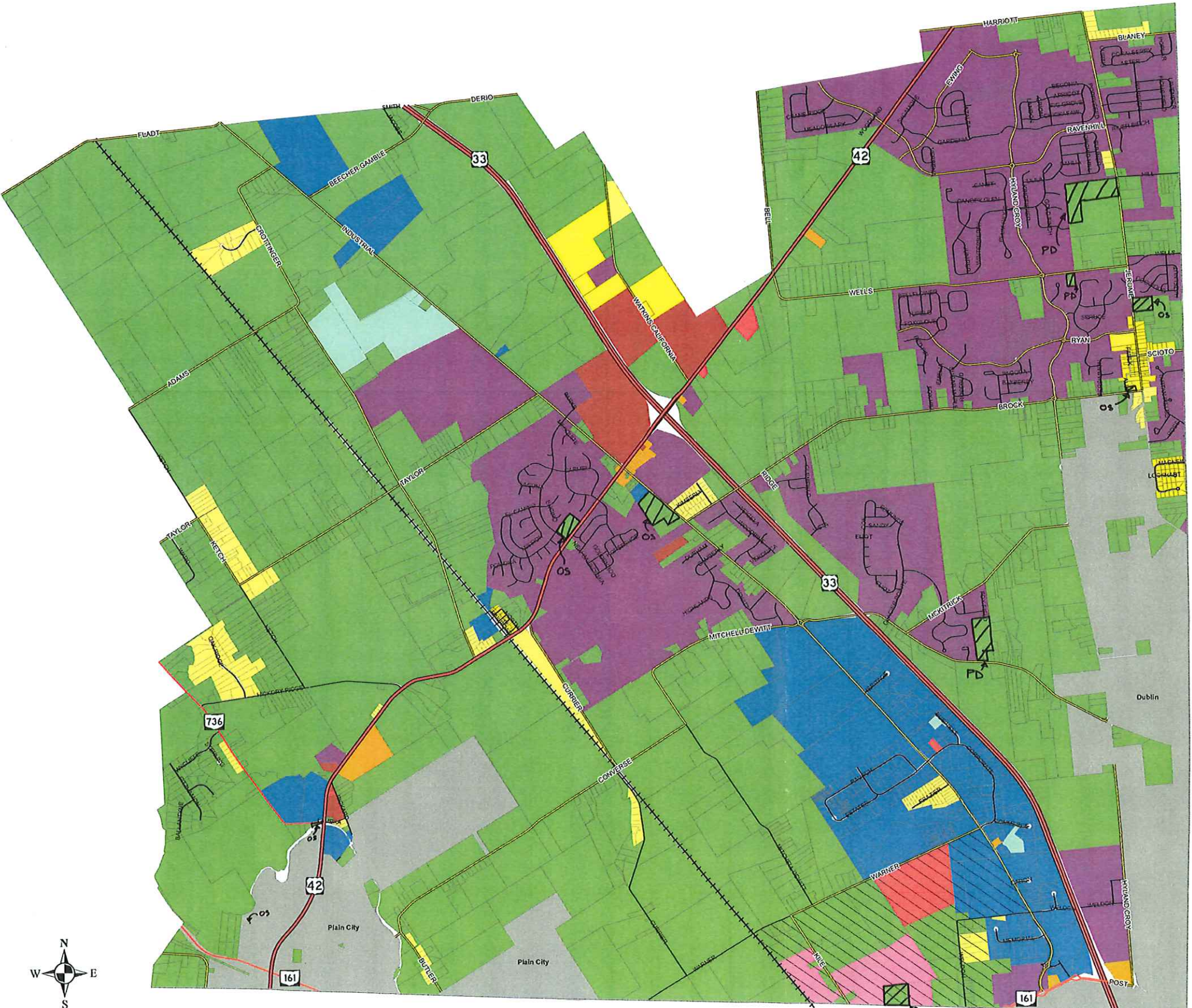
- 3/10/25, PD21-004, 35.813 +/- Ac., Jerome Rd., PD(SV)
5/7/25, 225-001, Various Parcels to OS
5/12/25, IPD25 DDP-001, 12.39 +/- Ac., Kile Rd., IPD Applied
6/3/25, PD24-003, 18.0 +/- Ac., Nicksitrick Rd., RU to PD
6/5/25, PD21-004, 3.0 +/- Ac., Wells Rd., PD(SV)

This is to certify that this Official Zoning Map supersedes and replaces the
Official Zoning Map adopted 2-4-2025 as part of the
Zoning Resolution Jerome Township, Union County, Ohio.

[Signature]
Chairperson,
Jerome Township
Board of Trustees

[Signature]
Fiscal Officer,
Jerome Township

Sheet
1/1



0 0.25 0.5 1 1.5 2 Miles

IPD
Applied