



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Executive Committee Meeting Agenda Thursday, August 9, 2012 - 1:15 p.m.

**Call to Order** – Jeff Stauch - President

**Roll Call**

**Action on Minutes of July 12, 2012** – Executive Committee

**Financial Report July** – Andy Yoder, Treasurer

**ODOT Reports**

**New Business:**

1. Review Darby Braeside Preliminary Plat Extension in Jerome Township, Union County - Staff Report by Jenny Snapp
2. Review Jerome Village GPN-7, Phase 3 Final Plat (tabled last month) in Jerome Township, Union County - Staff Report by Jenny Snapp
3. Review Jerome Village GPN - 6, Phase 1 Final Plat in Jerome Township, Union County- Staff Report by Jenny Snapp
4. Re-zoning of 1.36 acre parcel located on Raymond Road in Liberty Township, Union County from U-1 Rural District to R-3 High Density Residential District - Staff Report by Wes Dodds

**Director's Report**

**Comments from Individuals**

**Adjourn**

**LUC Regional Planning Commission  
Treasurer's Report**

**BEGINNING BALANCE ON July 1, 2012** **\$ 314,011.13**

**RECEIPTS**

Ballantyne Family	arby Braeside Preliminary Plat Extension	\$ 200.00
Terrain Evolution	Jerome Village GPN-7 Ph. 3 Final Plat & Tabling	\$ 2,560.00
Nationwide Reality	Jerome Village GPN-6 Ph. 1 Final Plat	\$ 2,040.00

**TOTAL RECEIPTS** **\$ 4,800.00**

**TOTAL CASH ON HAND** **\$ 318,811.13**

**EXPENDITURES**

Employee Salaries	2 Pay Periods	\$ 10,614.40
PERS	Jun-12	\$ 1,486.02
Medicare	2 Pay Periods	\$ 152.52
CEBCO	Health Insurance	\$ 401.15
CEBCO	Dental Insurance	\$ 76.63
Dayton Power & Light	Electricity	\$ 370.00
Dayton Power & Light	Electricity	\$ 85.00
Time Warner Cable	Internet/Phone Service	\$ 279.02
Verizon Wireless	Cell Phone	\$ 140.15
Deluxe Small Business	Website Address	\$ 124.40
Jenny Snapp	Mileage - July 2012	\$ 122.50
Heather Martin	Mileage - July 2012	\$ 148.00
Weston Dodds	Mileage - July 2012	\$ 290.00
David Yost	Audit for years 2010 & 2011	\$ 246.00

**\$ 14,535.79**

**Bldg.**

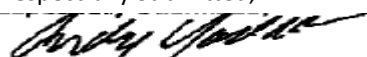
Tiffany Epps	Office Cleaning 7/5/12	\$ 60.00
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**\$ 60.00**

**TOTAL EXPENDITURES** **\$ 14,595.79**

**BALANCE ON HAND AS OF July 31, 2012** **\$ 304,215.34**

Respectfully Submitted,



Andy Yoder, Treasurer

# 2012 Budget Summary

As of 8/1/2012

900	REVENUES:	Estimated	To Date	CashBalance
990-2-1	Per Capita Assessments	\$ 173,576.45	\$ 185,453.35	\$ (11,876.90)
990-7	Estimated Interest	\$ 400.00	\$ 107.84	\$ 292.16
990-2	Estimated Other	\$ 2,600.00	\$ -	\$ 2,600.00
990-2-2	Services and Projects	\$ 50,200.00	\$ 15,520.00	\$ 34,680.00
Estimated Total Revenue		\$ 226,776.45	\$ 201,081.19	\$ 25,695.26

990	EXPENDITURES:	Estimated	To Date	
990-1	Salaries & Wages	\$ 145,000.00	\$ 67,423.53	\$ 77,576.47
990-2	Supplies	\$ 5,000.00	\$ 369.99	\$ 4,630.01
990-4	Equipment	\$ 2,000.00	\$ 980.72	\$ 1,019.28
990-3-1	Utilities	\$ 13,000.00	\$ 6,030.46	\$ 6,969.54
990-5-2	Travel	\$ 7,000.00	\$ 2,529.00	\$ 4,471.00
990-3-2	Professional Development	\$ 3,000.00	\$ 3,338.04	\$ (338.04)
990-5-1	Other Expenses	\$ 7,000.00	\$ 1,747.00	\$ 5,253.00
990-10-1	PERS	\$ 20,300.00	\$ 7,766.55	\$ 12,533.45
990-10-2	Workers Compensation	\$ 3,000.00	\$ -	\$ 3,000.00
990-10-3	Medicare	\$ 2,103.00	\$ 966.60	\$ 1,136.40
990-10-4	Hospital / Life Insurance	\$ 6,000.00	\$ 3,684.62	\$ 2,315.38
990-10-5	Contingencies	\$ 5,500.00	\$ -	\$ 5,500.00
990-3-4	Building Fund	\$ 4,000.00	\$ 1,190.67	\$ 2,809.33
990-3-6	Annual Meeting	\$ 3,000.00	\$ -	\$ 3,000.00
Estimated Total Expenditures		\$ 225,903.00	\$ 96,027.18	\$ 129,875.82

## STATEMENT:

Cash Balance January 1, 2012	\$ 199,161.33
Estimated Cash Balance December 31, 2012	\$ 107,069.24
Actual Cash On Hand December 31, 2012	
Estimated Total Revenue	\$ 226,776.45
Actual 2012 Revenue	\$ 201,081.19
Difference (+/Under)	\$ (25,695.26)
Estimated Total Expenditures	\$ 225,903.00
Actual 2012 Expenditures	\$ 96,027.18
Difference (+/Under)	\$ 129,875.82

## **LUC MEETING**

### **August 9, 2012**

#### **☐Active Construction Projects**

##### **ODOT Project 120047**

**UNI-US36-6.22, PID Number 83962**

**Description:** Structure replacement.

**Location:** Union Township. 1.17 miles northeast of Milford Center. US36 over Buck Run.

**Maintenance of Traffic:** Part width construction. Traffic maintained with signal.

**Completion Date:** 10/15/2012

**Contractor:** Double Z Construction Company

**Amount:** \$990,930.10

**Project Status:** On schedule.

##### **ODOT Project 120263**

**UNI-SR4-13.18, PID Number 83972**

**Description:** Structure rehabilitation.

**Location:** Marysville. SR4 over US33/36.

**Maintenance of Traffic:** Part width construction. Traffic maintained.

**Completion Date:** 06/15/2013

**Contractor:** Shelly and Sands, Inc.

**Amount:** \$1,828,582.92

**Project Status:** Work started 08/06/2012.

#### **☐Projects Awarded During Month of July**

**No projects awarded during July.**

#### **☐Upcoming Projects Scheduled for Sale Through Month of August.**

**No projects scheduled for sale during August.**

#### **☐ALL PROJECT INFORMATION CURRENT AS OF August 9, 2012.**

# CHP/LOG County Projects

08/15/11 thru 09/30/13

08/07/12	Updated				
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
19741	LOG SR 708 2.08	Bridge Replacement	REPLACE 88FT STRUCTURE OVER BOAT CHANNEL WITH MINIMAL APPROACH WORK. 3 SPANS.	07/19/12	07/19/12
25012	LOG US 33 10.74	Resurfacing, Divided System	RESURFACE THE EXISTING ROADWAY AND OTHER ROADWAY RELATED ITEMS.	07/01/13	
82454	CHP US 68 6.37	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/28/12	06/28/12
82455	LOG US 68/VAR-8.49/VAR	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/28/12	06/28/12
82463	LOG US 68 8.68	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/30/13	
83760	LOG SR 47/292 15.33/0.24	Minor Rehabilitation - Pavement Gnrl Sys	SR 47 and SR 292 Resurface the existing roadway with Asphalt Concrete. SR 638 - Berm stabilization with item 301 asphalt concrete base.	07/03/12	07/03/12
83909	CHP/CLA SR 4 6.93/17.98	Minor Rehabilitation - Pavement Gnrl Sys	Champaign SR 4-Resurface the existing roadway, along with other roadway related items. Clark SR 4 resurface existing park and ride parking lot.	08/02/12	08/02/12
83927	LOG SR 235 8.18	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	07/01/13	
83942	CHP SR 245 0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items. Bridge: 1102419 Remove wearing course surface and waterproof bridge deck with overlay asphalt. Replace polymer joints.Bridge: 1102435 Patch	03/18/13	
83947	LOG SR 47/706 0.00/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	12/10/12	
86944	LOG SR 235 16.05	Section Improvement	Improve horizontal alignment of curve at TR 240 and regrade ditch.	12/10/12	
87022	CHP SR 560 02.80	Drainage Improvement	Remove existing concrete box and replace with reinforced concrete pipe. Remove and replace sidewalks, concrete apron, catch basins, and asphalt parking lot.	06/01/12	06/01/12
88369	LOG US 68 17.75	Bridge Replacement	LOG 68 17.75 Structure, Carrying Tributary South Fork Miami River. Paving the bottom of the existing steel culvert. Culvert length 80 feet. Existing structure - 108" CMP on skew has deteriorated significantly since last	01/22/13	

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
88422	D07 SRTS CHP Urbana Infrastruct	Add Sidewalks	Replacing crosswalk striping, install school zone flashers, ADA curb ramps, and replacing sidewalks. (South Elementary, North Elementary, and East Elementary Jr High)SRTS Infrastructure project.	02/14/12	02/14/12
88532	CHP US 36 14.07	Minor Rehabilitation - Pavement Gnrl Sys	Milling of the existing roadway and resurfacing with asphalt concrete.Urban Paving Program.	04/19/12	04/19/12
88768	CHP SR560 1.48/1.56	Bridge Repair	Replace deteriorating wearing surface (2 bridges) with no approach work except approach slabs. Asphalt overlay precluded by legal load rating.	07/22/13	
89026	LOG TRAFFIC SIGNALS BELLEFON	Signals	REPLACE OBSOLETE TRAFFIC PREEMPTION SYSTEM, INCLUDING 25 SIGNALIZED INTERSECTIONS, EQUIP 20 VEHICLES WITH GPS. REUSE INDICATOR LIGHTS IF POSSIBLE.	02/17/12	02/17/12
89126	LOG CR VAR PM FY12	Pavement Marking	PLACE NEW AND UPGRADE EXISTING PAVEMENT MARKINGS.	05/08/12	05/08/12
89213	LOG TRANSPORTATION MUSEUM	Other Modes Related	CONSTRUCT AN ADDITION TO THE EXISTING LOGAN COUNTY MUSEUM, TO BE BUILT SIMILAR TO THE BIG FOUR ROADHOUSE. VARIOUS (EXISTING) TRANSPORTATION EXHIBITS WILL BE	01/10/13	
90807	LOG US 68 8.10	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	06/30/13	
91168	CHP US 68 5.65	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	04/22/13	
93471	LOG VAR VAR	Bridge Repair	Rebuild deck edges, patch pier encasements, reface abutments, and seal deck edges.SFN 4603125 LOG 292 0879 Tributary Mill CreekSFN 4603605 LOG 508 0196 Stoney CreekSFN 4603907 LOG 559 0170 Tributary Big Darby CreekSFN 4603966 LOG 559 0245 Tributary Big Da	07/01/13	



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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
August 9, 2012

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### DARBY BRAESIDE PRELIMINARY PLAT EXTENSION

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**APPLICANT:** Wayne Ballantyne  
Ballantyne Family Partnership  
1119 Regency Drive  
Columbus, Ohio 43220

Dan Samiec  
Civil Design Engineering, Inc.  
10382 Yellow Locust Lane  
Centerville, Ohio 45458

**REQUEST:** Approval of the Darby Braeside Preliminary Plat Extension. The Plat was originally approved on August 14, 2008 and then extended in August of 2012 for a period of 2 years.

**LOCATION & INFO:** Located on State Route 736 between Robinson Road and US 42 (northwest of US 42 and southeast of Robinson Road) in Darby & Jerome Townships.

The Darby Braeside Preliminary Plan encompasses 48 single family lots on approximately 153 Acres. A majority of the proposed subdivision is in Jerome Township – 129.615 Acres. There are 23.338 Acres in Darby Township.

**STAFF ANALYSIS:** The Darby Braeside Preliminary Plat was originally approved with conditions and comments on August 14, 2008 for 2 years and then extended for an additional 2 years on August 12, 2010. The Plat expires this month. Therefore, the developer wishes to extend the Darby Braeside Preliminary Plat for a further 2 years.



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- **Union County Engineer's Office**
  - See Union County Engineer's Office Review Letter dated August 2, 2012. The Union County Engineer's Office recommends approval of the Plat Extension. All items addressed in the original review letter of August 6, 2008 must be incorporated in the Construction Drawings and Final Plat.
- **Union County Soil & Water Conservation District**
  - As of August 2, 2012, no comments from SWCD.
- **Union County Health Department**
  - See the email dated August 1, 2012. The Health Department states that prior to approval given by their office, Ohio EPA must submit written documentation acknowledging risks to ground and surface water resources (Darby Creek) have been reviewed and approved (by OEPA). This in turn may require conditions on septic system type and/or installation. The Health Department has indicated that Kelly Thiel of OEPA is currently reviewing the Plat. In addition, the Health Department is requesting letters from nearby sewer districts (Plain City & Marysville) requesting status of sanitary sewer availability to the proposed Darby Braeside subdivision.
  - After forwarding the Health Department review to Wayne Ballantyne of Darby Braeside, I received documentation from him of the following:
    - ✓ Letter dated June 28, 2006 of approval from OEPA (Joseph Koncelik) with stormwater general permit number OHC000002 and Ohio EPA Facility Permit Number 4GC01841\*AG.
    - ✓ Letter from the City of Marysville (Brian Palmer) dated December 23, 2006, stating that the City *"will not be able to provide sanitary sewer service for the proposed subdivision."*
    - ✓ Letter from the Village of Plain City (Patrick Hickman) dated November 28, 2006, stating that the Village *"has no record of intent to provide utility service to the above address (8673 State Route 736) over the next 3 years."*
    - ✓ Letter dated June 18, 2008 from the Union County Health Department (Paul Pryor) of approval of individual treatment systems for the Darby Braeside Subdivision as proposed.

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- Wayne Ballantyne indicated via email dated August 2, 2012 that he confirmed with Mike Joseph of Ohio EPA that their permit was still in good standing and provided a web address where said permit could be found.
- Received an email from Jeremy Hoyt of the City of Marysville dated August 2, 2012 confirming Marysville's inability to serve the property. In addition, the email states that the City's *"future plans do not include any utility extensions in this area."*
- **Darby Township**
  - As of August 2, 2012, no comments from Darby Township.
- **Jerome Township**
  - As of August 2, 2012, no comments from Jerome Township.
- **ODOT District 6**
  - As of August 2, 2012, no comments from ODOT District 6.
- **LUC Regional Planning Commission**

The following comments from August of 2010 still apply:

  - According to the Union County Subdivision Regulations, Section 401 Conformity with Development Plans and Zoning, the last sentence states, *"In addition, no Final Plat of land within the area in which an existing zoning resolution is in effect shall be approved unless it conforms with such resolution."* Therefore, at the time of Final Plat submittal, letters from Darby and Jerome Township must be included indicating that the lots conform to Township zoning regulations. At this time, the zoning for the portion in Jerome Township continues to be U-1 Rural District which will likely require a zoning amendment. Please contact Jerome Township to confirm.
  - Per sheet 1 of the submitted plat, the total acreage is listed as 154.568. However, on the Township lines, the Darby Township portion is listed as 23.338 and the Jerome Township portion is listed as 129.615 which do not equate to the total acreage listed. Please make sure to correct for Final Plat submittal.
  - Comments from LUC in their review as outlined in the Staff Report of August 14, 2008 and August 12, 2010 should be incorporated into the Final Plat.

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## **STAFF RECOMMENDATIONS:**

- Staff recommends approval of the Darby Braeside Preliminary Plat Extension for an approval period of 2 years or 24 months. Further, all comments from the reviewing agencies and those addressed in this Staff Report must be incorporated into the Construction Drawings and Final Plat. In addition, all comments from the original review of August 14, 2008 and the review of August 12, 2010 must also be included in the Construction Drawings and Final Plat.
- The developer should ensure that prior to Final Plat submittal all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

## **ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:**



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

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*Please note, updates from the July 2012 review are highlighted and italicized.*

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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
August 9, 2012

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### JEROME VILLAGE GPN-7 PHASE 3 FINAL PLAT TABLING

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**APPLICANT:** Jerome Village Company, LLC  
c/o Gary Nuss  
375 N. Front Street, Suite 200  
Columbus, OH 43215  
NussG@Nationwide.com

Terrain Evolution, LLC  
c/o Thom Ries  
720 E. Broad Street, Suite 203  
Columbus, OH 43215  
TRies@TerrainEvolution.com

**REQUEST:** Approval of the Jerome Village GPN - 7 Phase 3 Final Plat.

**LOCATION:** Located on west side of Hyland-Croy Road, north of Brock Road n Jerome Township, Union County.

**STAFF ANALYSIS:** This Plat is for Phase 3 of the Glacier Park Neighborhood (GPN) Section 7. The Preliminary Plat for GPN - 7 Phases 1-4 was last approved in July of 2011. Phase 3 of Section 7 consists of 49 single family residential lots, situated on 19.097 Acres with 5.565 Acres of open space. The proposed method of supplying water service is through the City of Marysville Public Water System and the proposed method of sanitary waste disposal is through Jerome Village Collection System (Eversole Run Sewer District/AIRVAC collection) and Marysville Treatment. The zoning has been approved as a Planned Unit Development (PUD) through Jerome Township.



# Logan-Union-Champaign regional planning commission

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*Please note, this Plat was tabled in July of 2012 as the performance bond/surety had not yet been approved by the Union County Commissioners and their legal counsel. Updates are shown in this staff report as highlighted.*

## REVIEWING AGENCY COMMENTS:

- **Union County Commissioners**
  - No comments received as of July 6, 2012.
- **Union County Engineer's Office**
  - See Engineer's Letter dated July 3, 2012. The Union County Engineer's Office is waiting for the performance bond from the developer for the improvements shown on the Plat. All other required items have been received (Ditch Maintenance Petition & Developer's Agreement). The Engineer's Office recommends approval as long as the Performance Bond has been submitted and approved prior to the LUC Zoning & Subdivision Committee Meeting.
  - Per an email from the Union County Engineer's Office on July 9, 2012, the Performance Bond has been submitted.
  - *Per an email sent from the Union County Engineer's Office on July 19, 2012, the performance bond for Jerome Village GPN - 7 Phase 3 was approved by the Union County Commissioners on July 19, 2012. The Commissioner's Resolutions were attached.*
  - *Per the letter dated August 2, 2012, the Union County Engineer's Office recommends approval of the Jerome Village GPN - 7 Phase 3 Final Plat. The Engineer's Office has confirmed in this letter that the performance bond was approved by the Union County Commissioners.*
- **Union County Soil & Water Conservation District**
  - No comments received as of July 6, 2012.
- **Union County Health Department**
  - No comments as of July 6, 2012.
  - *In an email dated August 1, 2012, the Union County Health Department does not have comments as public services*

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*(sewer and water) are being provided by the City of Marysville. However, the Health Department points out that "all efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is being serviced by private wells and septic systems."*

- **City of Marysville**
  - Per an email from the City of Marysville received on July 5, 2012, the City of is requesting that the private utility easement referenced near GPN - 7-1 Lots 38-39 and just west of GPN 7-3 Lot 122 be defined as a Waterline Easement to give the City some control over the location of private utilities such as gas, electric, etc.
  - On July 9, 2012, all comments from the City of Marysville were addressed on the Plat by Terrain Evolution.
- **Jerome Township**
  - No comments as of July 6, 2012.
- **ODOT District 6**
  - No comments as of July 6, 2012.
- **LUC Regional Planning Commission**
  - At the time of Plat submittal, LUC required that proof be submitted to show that the performance bond is in the process and will be completed by the LUC Zoning & Subdivision Committee Meeting date. A letter from Nationwide Realty was submitted with the Plat stating that the deadline for surety is July 10, 2012, and if surety is not posted a tabling would be forthcoming.
  - *The performance bond for Jerome Village GPN - 7 Phase 3 was approved by Resolution of the Union County Commissioners on July 19, 2012. This takes care of the outstanding item which led to the Plat tabling in July.*

## STAFF RECOMMENDATIONS:

- LUC Staff recommends approval of the Jerome Village GPN - 7, Phase 3 Final Plat as long as the Performance Bond/Surety is submitted and approved by July 12, 2012 prior to the LUC Zoning & Subdivision Committee Meeting.

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- *LUC Staff recommends approval of the Jerome Village GPN - 7 Phase 3 Final Plat as the Performance Bond/Surety was approved by the Union County Commissioners and their legal counsel on July 19, 2012.*

## ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

- The LUC Zoning & Subdivision Committee recommended that the Jerome Village GPN - 7, Phase 3 Final Plat be **tabled** at the request of the developer. The performance bond/surety must be approved by the County Commissioners prior to Plat Re-submittal in accordance with Section 326 of the Subdivision Regulations.
- *The LUC Zoning & Subdivision Committee will make a recommendation on this Plat on August 9, 2012.*



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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
August 9, 2012

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### JEROME VILLAGE GPN-6 PHASE 1 FINAL PLAT

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**APPLICANT:** Jerome Village Company, LLC  
c/o Gary Nuss  
375 N. Front Street, Suite 200  
Columbus, OH 43215  
NussG@Nationwide.com

Terrain Evolution, LLC  
c/o Thom Ries  
720 E. Broad Street, Suite 203  
Columbus, OH 43215  
TRies@TerrainEvolution.com

**REQUEST:** Approval of the Jerome Village GPN – 6 (Glacier Park Neighborhood)  
Phase 1 Final Plat.

**LOCATION:** Located off of Brock Road to the north and east of Jerome Road in Jerome  
Township, Union County.

**STAFF ANALYSIS:** This Final Plat is for the Glacier Park Neighborhood (GPN) Section 6  
Phase 1 of the Jerome Village Development. Phase 1 of GPN-6 will have  
a total of 23.379 Acres and 41 lots for single family residential  
development. In addition, GPN – 6 Phase 1 will contain 8.834 Acres of  
open space reserves. The proposed method of supplying water service is  
through the City of Marysville Public Water System, and the proposed  
method of sanitary waste disposal is the City of Marysville Treatment and  
Eversole Run Sewer District (AIRVAC Collection System).

The GPN – 6 Preliminary Plat was originally submitted for the July 2010



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LUC Meetings. However, changes were made to the plat just prior to the deadline for reviewing agencies comments. Therefore, it was requested that the developer resubmit the plat for LUC's August 2010 Executive Committee Agenda. The GPN - 6 Preliminary Plat was then tabled on August 12, 2010 at the request of the developer due outstanding items.

The GPN - 6 Preliminary Plat was last approved on September 9 of 2010.

- **Union County Engineer's Office**
  - See Union County Engineer's Office Review Letter dated August 2, 2012. The Union County Engineer's Office recommends approval of the Jerome Village GPN - 6 Phase 1 Final Plat. The Engineer's Office also confirms in said letter the approval of the performance bond/surety from the Union County Commissioners. In addition, their approval letter explains minor revisions made from the Preliminary Plat which were discussed with the Zoning & Subdivision Committee in November of 2011.
- **Union County Soil & Water Conservation District**
  - No comments as of August 2, 2012.
- **Union County Health Department**
  - In an email dated August 1, 2012, the Union County Health Department does not have comments as public services (sewer and water) are being provided by the City of Marysville. However, the Health Department points out that *"all efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is being serviced by private wells and septic systems."*
- **City of Marysville**
  - In an email dated August 2, 2012, the City of Marysville has no comments on the GPN - 6 Phase 1 Final Plat.
- **Jerome Township**
  - As of August 2, 2012, no comments from Jerome Township.
- **ODOT District 6**
  - As of August 2, 2012, no comments from ODOT District 6.
- **LUC Regional Planning Commission**
  - In the September 2010 review and approval of the GPN - 6 Preliminary Plat, LUC asked for, *"confirmation on the approval of the amendments to the original PUD zoning needs to be forwarded to LUC prior to Final Plat Approval. A letter from*

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*Jerome Township confirming that the subdivision conforms to Township zoning should be submitted with the Final Plat."*

LUC has requested that this letter (or email) from Jerome Township be submitted prior to the August 9 Zoning & Subdivision Committee Meeting.

- As a reminder, because there is more than one phase of GPN - 6, the developer will have to apply for a Preliminary Plat Extension. The Preliminary Plat was last approved on September 9, 2010. Therefore, the developer will have to apply to have the GPN - 6 Preliminary Plat Extension on the September 13, 2012 LUC Meeting Agenda with a plat submittal deadline of August 23.

## **STAFF RECOMMENDATIONS:**

- The LUC Staff recommends approval of the Jerome Village GPN – 6 Final Plat based on reviewing agency comments and with the condition that a letter (or email) be submitted from Jerome Township stating conformance to Township Zoning.

## **ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:**

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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
August 10, 2010

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### LIBERTY TOWNSHIP HINES PROPERTY 1.36 Acres – ZONING AMENDMENT

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**APPLICANT:** Tim and Sheila Hines  
23119 Raymond Road  
Raymond Ohio, 43067

**REQUEST:** Request from Liberty Township (Union County) to review a zoning parcel amendment submitted by Tim and Sheila Hines.  
Parcel # 0570000077000  
Total Acreage 1.36  
Currently Zoned: U-1 Rural District  
Current Use: Multi Family Dwelling (Non-conforming use)  
Proposed Zoning: R-3 High Density Residential District  
Proposed Use: Multi Family Dwelling

**LOCATION:** 23098 Raymond Road  
Raymond Ohio 43067  
(Corner of Raymond Rd. & SR 347)

**STAFF ANALYSIS:** Currently, the property is zoned U-1 Rural. The current use is a Multi-Family Dwelling, which is a currently a legal non-conforming use. The owners are requesting to have the property rezoned to the R-3 High Residential District so that a multi-family dwelling is a conforming use, which will remedy problems when dealing with the bank and this property.

While all of the adjoining parcels are zoned U-1, this parcel is located just to the east of the unincorporated village of Raymond in Union County. Several parcels on the east side of Raymond are zoned either R-1 Low Density Residential or R-3 High Density Residential. Although currently zoned rural, this parcel is definitely located in a largely residential area. In



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the next 18 months, there will be a new Waste Water Treatment Plant built that will provide sewer service to the Unincorporated Villages of Raymond and Peoria, as well as the surrounding areas. This development should only help to encourage continued residential growth around these population centers.

## STAFF RECOMMENDATIONS:

- Because of the parcels location in relationship to Raymond and proposed future sewer service for the area and the fact the property currently has a legal non-conforming multi-dwelling, staff feels that this rezoning request is appropriate. Staff recommends **APPROVAL** of the proposed zoning amendment to parcel 0570000077000 from U-1 Rural District to R-3 High Density Residential District.

## ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:



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## Executive Committee Meeting Minutes Thursday, August 9, 2012 - 1:15 p.m.

LUC Vice-President Brad Bodenmiller called the meeting to order at 1:15 pm.

### **Roll Call** – Jenny Snapp

**Members present:** John Bayliss, Paul Blair, Brad Bodenmiller, Kevin Bruce, Bryan Dhume for Scott Coleman, Greg DeLong, Ves DuPree, Charles Hall, Paul Hammersmith, Valerie Klingman, Randy Kyte, Doug Miller, Barry Moffett, Robb Cummins for Matt Parrill, Fereidoun Shokouhi, Jenny Snapp, Bill Narducci for Jeff Stauch, and Andy Yoder.

**Members absent:** Tracy Allen, Tim Cassady, Max Coates, Bill Edwards, Jim Holycross, Bill Kelley, George Showalter for Bill Nibert, Tim Notestine, Ryan Shoffstall, and Roger Yoder.

**Guests present:** Jim Cogar, Union County Health Department; Thom Reis, Terrain Evolution; Gary Ness, Nationwide Realty; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

**Minutes** – John Bayliss made the first motion to approve the minutes from the July 12, 2012 meeting as written. Barry Moffett made the second motion to approve the minutes from the July 12, 2012 meeting as written with Greg DeLong abstaining. All in favor.

**Financial Report** – Andy Yoder presented the Financial Report for July. Doug Miller made the first motion to accept the Financial Report. Charles Hall made the second motion to accept the Financial Report. All in favor.

**ODOT Reports** – ODOT reports were placed on the web. Charles reported there is a lot of activity going on in Union County. Valerie reported the State Route 4 bridge over US33 has started construction this week and will continue over the next year. She also reported that County Home Road and Maple Street bridge will close in September. Valerie reported the Safe Routes to School project is on-going on Maple Street. Robb reported there were no changes on the projects reported. Fereidoun reported the maintenance garage/truck storage facility is completed, and they're considering building a new salt storage building. Bryan reported they are in the middle of repairs due to storm damage on their building, ongoing road maintenance, and chip sealing.

### **New Business:**

1. Review Darby Braeside Preliminary Plat Extension in Jerome Township, Union County - Staff Report by Jenny Snapp
  - Andy Yoder made the first motion accept the recommendation of approval for Darby Braeside Preliminary Plat Extension for a period of two years in Jerome





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Township and John Bayliss made the second motion to accept the recommendation of approval for Darby Braeside Preliminary Plat Extension for a period of two years in Jerome Township. All in favor.

2. Review Jerome Village GPN-7, Phase 3 Final Plat (tabled last month) in Jerome Township, Union County - Staff Report by Jenny Snapp
  - Charles Hall made the first motion to accept the recommendation of approval for Jerome Village GPN-7 Phase 3 Final Plat in Jerome Township and Paul Hammersmith made the second motion to accept the recommendation of approval for Jerome Village GPN-7 Phase 3 Final Plat in Jerome Township. All in favor.
3. Review Jerome Village GPN - 6, Phase 1 Final Plat in Jerome Township, Union County- Staff Report by Jenny Snapp
  - Charles Hall made the first motion to accept the recommendation of approval for Jerome Village GPN-6 Phase 1 Final Plat in Jerome Township and Andy Yoder made the second motion to accept the recommendation of approval for the Jerome Village GPN-6 Phase 1 Final Plat in Jerome Township. All in favor.
4. Re-zoning of 1.36 acre parcel located on Raymond Road in Liberty Township, Union County from U-1 Rural District to R-3 High Density Residential District - Staff Report by Wes Dodds
  - Fereidoun Shokouhi made the first motion to accept the recommendation of approval for the rezoning of 1.36 acre parcel located on Raymond Road in Liberty Township Union County from U-1 Rural District to R-3 High Density Residential District and Barry Moffett made the second motion to accept the recommendation of approval for the rezoning of 1.36 acre parcel located on Raymond Road in Liberty Township Union County from U-1 Rural District to R-3 High Density Residential District. All in favor.

### Director's Report

#### Comments from Individuals

- Jenny provided a report on the Building damages and the current status of repair and Insurance inspection.
- John Bayliss asked when the other counties should be looking at updating their comprehensive plans?
  - Jenny responded that the other counties may want to consider updating them every seven years due to the Ag Easement program.
  - John asked for a reminder next year to begin updating their comprehensive plan.

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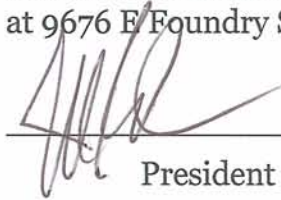
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**Adjourn** – Fereidoun Shokouhi made the first motion to adjourn the LUC Executive Committee Meeting at 1:36 pm, and Charles Hall seconded the motion. All in favor.

**Next Scheduled Meeting:** Thursday, September 13, 2012, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.



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President



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Secretary