



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee

Thursday, March 14, 2019

12:30 pm

- Minutes from last meeting of February 14, 2019
- 1. Glacier Pointe Neighborhood, Section 12 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Brad Bodenmiller
- 3. Review of Richland Township Zoning Parcel Amendment (Logan County) – Staff Report by Brad Bodenmiller

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Chad Flowers – City of Marysville Planning
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Vince Papsidero/Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Staff Report – Glacier Park Neighborhood Section 12

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of the Glacier Park Neighborhood, Section 12 – Preliminary Plat.
Location:	Located west of Hyland-Croy Road between Ravenhill Parkway and Wells Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 86.058 acres of land and 177 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 15.617 acres of right-of-way○ 43.605 acres of single-family residential lots○ 26.922 acres of open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water system○ Jerome Village collection and City of Marysville public sanitary waste treatment <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Union County Engineer's Office submitted comments in a letter dated 03-07-19. The Engineer's Office recommended approval subject to modifications and recommendations addressed in the Final Construction Drawings. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)1. A traffic impact study has been submitted for this, and several other proposed pods not accounted for in the Jerome Village Master TIS dated February 2007. At a minimum, left turn lanes will be
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Staff Report – Glacier Park Neighborhood Section 12

	<p>required on Ryan Parkway to access Bellflower Drive and Pearl Creek Drive. Further improvements or contributions towards improvements may be required pending the result of the TIS review.</p> <ol style="list-style-type: none">2. Further information will be needed regarding the timing of the extension of Canyon Wren Drive to Wells Road. Our current desire is to limit access to Wells Road. However, it will be necessary to provide an access point to Wells Road for the property to the north when it develops. At that time, it makes sense for Canyon Wren to be extended, but a mechanism for Jerome Village to extend the roadway and participate in traffic mitigation at this future intersection is appropriate.3. The minimum pavement composition in the Technical Design Standards shall be used unless further pavement analysis information is provided.4. The entire footprint including maintenance easement of pond P-302 and basin P-304 shall be outside the proposed right-of-way footprint.5. Where possible, catch basins and storm lines should be placed as close to lot lines as possible.6. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.7. Provide information regarding any master trails and Jerome Village maintained fencing/landscaping in Construction Drawings.8. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1 foot of freeboard between the 100 year water surface and the finished grade elevations of building structures.9. Provide a stormwater management report for review. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ No comments received as of 03-06-19.
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Staff Report – Glacier Park Neighborhood Section 12

• Union County Health Department

- No comments received as of 03-06-19. Standard comments from the Health Department are below:
 1. "All efforts should be made to provide a point of connection (via easements and/or services lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS)."
 2. "Any home, business, or other structure that is currently being serviced by a private STS and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."
 3. "If at any time during development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and or abandonment of a PWS and STS."

• City of Marysville

- The City of Marysville submitted comments in an email dated 03-07-19. The City recommended approval subject to conditions. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. A waterline connection from Mangrove Loop to the existing ERN-5 eight inch waterline stub (on the west side of the Regional Pump Station) shall be made for immediate looping purposes.
 2. A twelve inch waterline shall be extended through the site from Ryan Parkway to the Wells Road / Canyon Wren Drive intersection. This waterline will provide an adequate location for future water system connections for properties located west and north of this development.

• Jerome Township

- Jerome Township submitted comments in a letter dated 03-08-19. The Township had no objections regarding the pending approval. The Final Development Plan is being reviewed 03-25-19.



Staff Report – Glacier Park Neighborhood Section 12

	<ul style="list-style-type: none">• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 03-06-19.• Union Rural Electric<ul style="list-style-type: none">○ No comments received as of 03-06-19.• LUC Regional Planning Commission<ol style="list-style-type: none">1. Sheet 1: Add date of survey (§313, 4.).2. Sheet 1: Please review and verify/adjust General Development Summary acreage sum and densities. They do not sum to 86.058 (§313, 6.).3. Sheet 5: Add Ryan Parkway width (§313, 8.).4. Sheet 7 & 8: Add dimensioning around DOS-G (§313, 16.).5. Label easements and widths. Easements for water and sewer must be a minimum for 20' and 10' for other utilities (§313, 12.; §414).6. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).7. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§326).
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Staff Recommendations:	Staff recommends APPROVAL of Glacier Park Neighborhood, Section 12 – Preliminary Plat with the condition that all comments/modifications from LUC and reviewing agencies shall be incorporated into the Construction Drawings and Final Plat. The developer shall 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.
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Z&S Committee Recommendations:	
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Logan-Union-Champaign regional planning commission

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Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

Have **ALL** Sketch Plan review letters been obtained? _____ (Engineer, SWCD, Board of Health)

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____

Number of proposed units: _____ Typical lot area (sq. ft.): _____

Single Family Units: _____ Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____

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Recreation facilities to be provided: _____

Do you propose deed restrictions? (If yes, attach a copy): Yes ____ No ____

1. Proposed method of Supplying Water Service: _____

2. Proposed method of Sanitary Waste Disposal: _____
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: _____
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
e.	_____	_____	_____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"		
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
3	Location by section, range, and township or Virginia Military Survey (VMS).		
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.		
5	Date of survey.		
6	Scale of the plat, north point, and date.		
7	Boundaries of the subdivision and its acreage.		
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.		
10	Zoning classification of the tract and adjoining properties.		
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.		
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.		
13	Layout, names and widths of proposed streets and easements.		
14	Building setback lines with dimensions.		
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.		
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.		
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		



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18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
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Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.		
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval. N/A		
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval. N/A		
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

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SURVEYOR
AMERICAN LAND SURVEYORS, LLC.
ATTN: JON (BRETT) ADCOCK
1346 HEMLOCK COURT
LANCASTER, OHIO 43130
P: 614-837-0800
F: 740-415-6599

JEROME VILLAGE GLACIER PARK NEIGHBORHOOD, SECTION 12

VIRGINIA MILITARY SURVEY (VMS) 2991 & 5261
JEROME TOWNSHIP, UNION COUNTY, OHIO

SOURCE
FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENT 04-0087. ELEV.=998.117 (NAVD 88)

UNION COUNTY BM
1.2 MILES SOUTH ALONG STATE HIGHWAY 38 FROM THE SOUTH CORPORATION LIMIT OF MARYSVILLE, UNION COUNTY AT THE JUNCTION OF A ROAD LEADING WEST, 33.9' WEST OF THE CENTERLINE OF STATE HIGHWAY 38, 23.8' SOUTH OF THE CENTERLINE OF THE ROAD. 3.0' SOUTH OF A FENCE CORNER POST AND ABOUT 4' LOWER THAN THE HIGHWAY. A UNITED STATES GEOLOGICAL SURVEY STANDARD DISK, STAMPED 1022 AND SET IN THE TOP OF A CONCRETE POST. ELEV.=1019.61 (NAVD 88)

BM#1
PK NAIL SET IN SIDE OF UTILITY POLE, SOUTH SIDE OF WELLS ROAD, 150'± WEST OF GPS CONTROL POINT
#50226
ELEV.=971.61 (NAVD 88)

BM#10
RAILROAD SPIKE SET IN THE NORTH SIDE OF POWER POLE, 25'± SOUTH OF THE CENTERLINE OF BROCK
ROAD OPPOSITE RESIDENCE #8140.
ELEV.=994.43 (NAVD 88)

BM#11
RAILROAD SPIKE SET IN THE NORTH SIDE OF POWER POLE, 25'± SOUTH OF THE CENTERLINE OF BROCK
ROAD IN FRONT OF RESIDENCE #7989.
ELEV.=989.62 (NAVD 88)

BM#12
RAILROAD SPIKE SET IN NORTH SIDE OF POWER POLE ON THE SOUTHEAST CORNER OF HYLAND-CROY ROAD
AND BROCK ROAD.
ELEV.=996.56 (NAVD 88)

BM#13
PK NAIL SET IN NORTH SIDE OF POWER POLE ON THE SOUTH SIDE OF WELLS ROAD, 100'± EAST OF GPS
CONTROL POINT #50227.
ELEV.=970.58 (NAVD 88)

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION. DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE THE CRITICAL STORM AND ALL LESSER STORMS AT A RATE NO GREATER THAN THE PREDEVELOPED ONE YEAR STORM EVENT. ALL STORMS OF GREATER INTENSITY THAN THAT OF THE CRITICAL STORM SHALL RELEASE AT THEIR RESPECTIVE PREDEVELOPED RATES PER UNION COUNTY REGULATIONS.

THE EXISTING LAND USE CONSISTS OF EXISTING WOODED AREA AND VACANT PARCEL THAT HAVE BEEN LEFT FALLOW. THE TRIBUTARY AREAS FOR THIS STUDY ACCUMULATE AND DISCHARGE TO THE NORTHERN STREAM.

PROPOSED POND
PROPOSED RETENTION POND P-120, DETENTION BASIN P-119 & P-121 & EXISTING RETENTION POND P-117
WILL BE USED FOR STORMWATER MANAGEMENT PURPOSES. POND WILL BE WITHIN AN EASEMENT.

WATER QUALITY
WATER QUALITY VOLUMES WILL BE CONTAINED IN THE PROPOSED STORMWATER MANAGEMENT BASINS AND RELEASED IN ACCORDANCE WITH THE OHIO EPA NPDES GENERAL PERMIT NO. OHC000005.

THE DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0390D, EFFECTIVE DATE DECEMBER 16 2008.

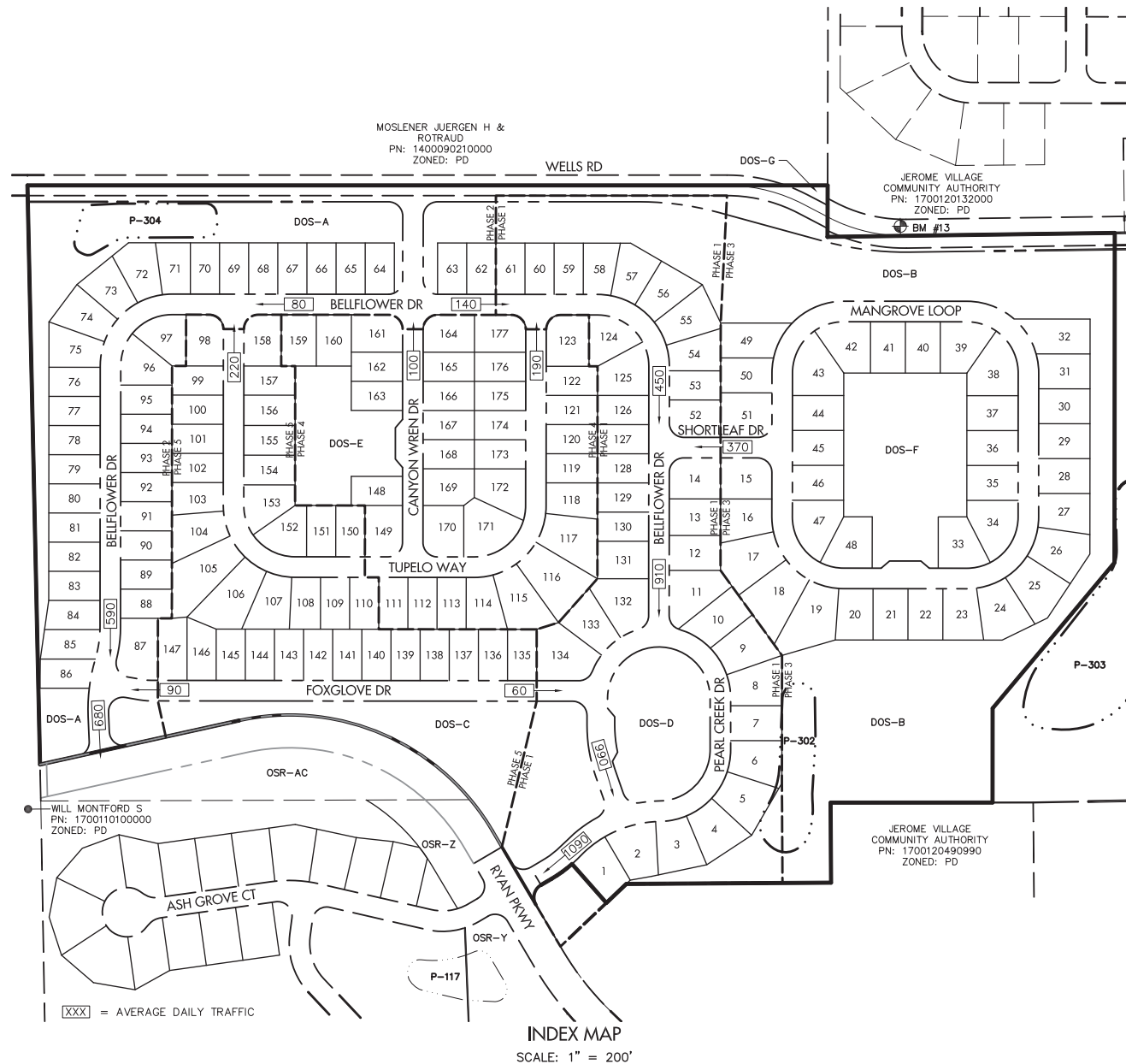
OPEN SPACE TO BE OWNED AND MAINTAINED BY JEROME VILLAGE COMMUNITY AUTHORITY. USE OF OPEN SPACE IS TO BE RESTRICTED TO NECESSARY STORMWATER MANAGEMENT FACILITIES, UTILITY EASEMENTS AND RECREATIONAL USE.

ZONED PUD AS PART OF THE JEROME VILLAGE DEVELOPMENT APPROVED BY JEROME TOWNSHIP, APRIL 23, 2007. MODIFIED NOVEMBER 11, 2013 TO ADD GPN-8 & RYAN PARKWAY PHASE 2, MODIFIED JULY 2, 2018 TO ADD RYAN PARKWAY PHASE 3 & GPN-11.

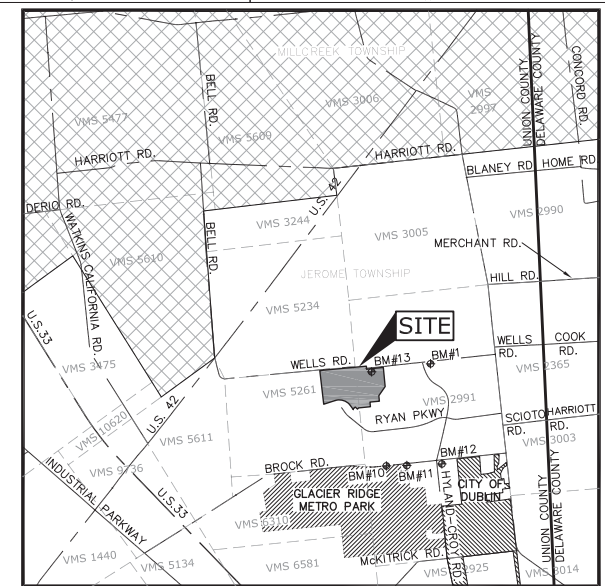
PREVIOUSLY GRANTED
1. VARIANCE FROM THE UNION COUNTY SUBDIVISION REGULATIONS, SECTION 406, MINIMUM RIGHT-OF-WAY WIDTHS TO ALLOW A 50' RIGHT-OF-WAY WIDTH FOR ALL LOCAL STREET CLASSIFICATIONS WITHIN JEROME VILLAGE. RESOLUTION #306-09. DATED 6-11-09.

THE FOLLOWING STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:

<u>QDOT</u>	<u>UNION COUNTY</u>	<u>CITY OF</u>	<u>CITY OF</u>
	<u>DWG. NO. 9</u>	<u>MARYSVILLE</u>	<u>COLUMBUS</u>
BP-3.1		WTR-03	2319
BP-7.1		WTR-04	
CB-1.1		WTR-06	
CB-1.2		WTR-18	
CB-1.3		WTR-22	
CB-2.1		WTR-23	
CB-2.2		WTR-25	
HW-1.1		WTR-26	
MH-1.2		WTR-27	



1 COVER SHEET
2 TYPICAL SECTION & DETAILS
3-8 PRELIMINARY PLAT
9 COMPOSITE UTILITY PLAN
10-22 PRELIMINARY STREET PLAN & PROFILE
23 EXISTING CONDITIONS PLAN
24 COMPOSITE PRELIMINARY GRADING PLAN
25-30 PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN
31 STORMWATER MANAGEMENT PLAN



LOCATION MAP
SCALE: 1" = 4000'

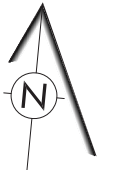
	GPN-12
<u>TOTAL AREA (ACRES)</u>	<u>86.058</u>
OPEN SPACE	26.922
RIGHT-OF-WAY	15.617
EXISTING	1.696
PROPOSED	13.921
LOTS	43.605
<u>NUMBER OF LOTS</u>	<u>177</u>
70' FRONTAGE (71'x125')	126
80' FRONTAGE (85'x125')	51

<u>DENSITY (UNITS/ACRE)</u>	
GROSS (# LOTS/TOTAL AREA)	2.057
NET (# LOTS/LOT AREA)	4.059

MINIMUM LOT SIZE	
70' FRONTAGE	8,750 SF
80' FRONTAGE	10,000 SF

<u>SETBACKS</u>	70'	80'
FRONT YARD (FROM R/W)	20'	20'
REAR YARD	30'	30'
SIDE YARD	5'	6'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

[illegible]

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HEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD
SECTION 12

COVER SHEET

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK

PROJECT NO.: 18-043

DATE: FEBRUARY, 2019

SCALE:

HORIZONTAL:	1" = 200'
VERTICAL:	N/A

SHEET NO.: 1 / 31

ROBERT LEONARD CALDWELL
PN: 1700110172000
ZONED: RU

WELLS ROAD (EX 50' R/W, PR 65' R/W)

S84°35'29"W 1949.78'

LEGEND

EXISTING:
RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

PROPOSED:
RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

DEDICATED OPEN SPACE
OPEN SPACE RESERVE

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	GPN-12 86.058
OPEN SPACE	26.922
RIGHT-OF-WAY	15.617
EXISTING	1.696
PROPOSED	13.921
LOTS	43.605

NUMBER OF LOTS	177
70' FRONTAGE (71'x125')	126
80' FRONTAGE (85'x125')	51

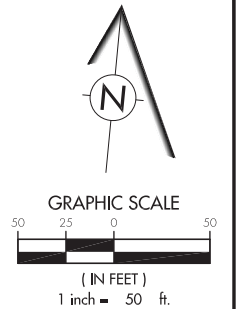
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	2.057
NET (# LOTS/LOT AREA)	4.059

MINIMUM LOT SIZE	
70' FRONTAGE	8,750 SF
80' FRONTAGE	10,000 SF

SETBACKS	70'	80'
FRONT YARD (FROM R/W)	20'	20'
REAR YARD	30'	30'
SIDE YARD	5'	6'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE

RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	400.00'	19°06'12"	133.37'	N1°41'07"E	132.75'
C2	300.00'	16°36'03"	86.92'	N2°56'11"E	86.62'
C3	150.00'	90°00'00"	235.62'	N39°38'09"E	212.13'
C4	150.00'	90°00'00"	235.62'	S50°21'51"E	212.13'
C5	150.00'	90°00'00"	235.62'	S50°21'51"E	212.13'
C6	150.00'	90°00'00"	235.62'	N39°38'09"E	212.13'
C7	150.00'	90°00'00"	235.62'	N50°21'51"W	212.13'
C8	150.00'	90°00'00"	235.62'	S39°38'09"W	212.13'
C9	150.00'	90°00'00"	235.62'	S50°21'51"E	212.13'
C10	150.00'	90°00'00"	235.62'	N39°38'09"E	212.13'
C11	150.00'	9°47'47"	25.65'	S89°32'03"W	25.62'
C12	150.00'	180°00'01"	471.24'	N84°38'09"E	300.00'
C13	150.00'	89°05'17"	233.23'	S39°10'48"W	210.44'
C14	300.00'	45°18'11"	237.21'	S61°04'20"W	231.08'
C15	300.00'	15°42'14"	82.23'	S46°16'22"W	81.97'
C16	350.00'	19°15'15"	117.62'	N14°59'28"W	117.06'



CHANGE ORDER SCHEDULE		DESCRIPTION OF CHANGE									
DATE	BY										

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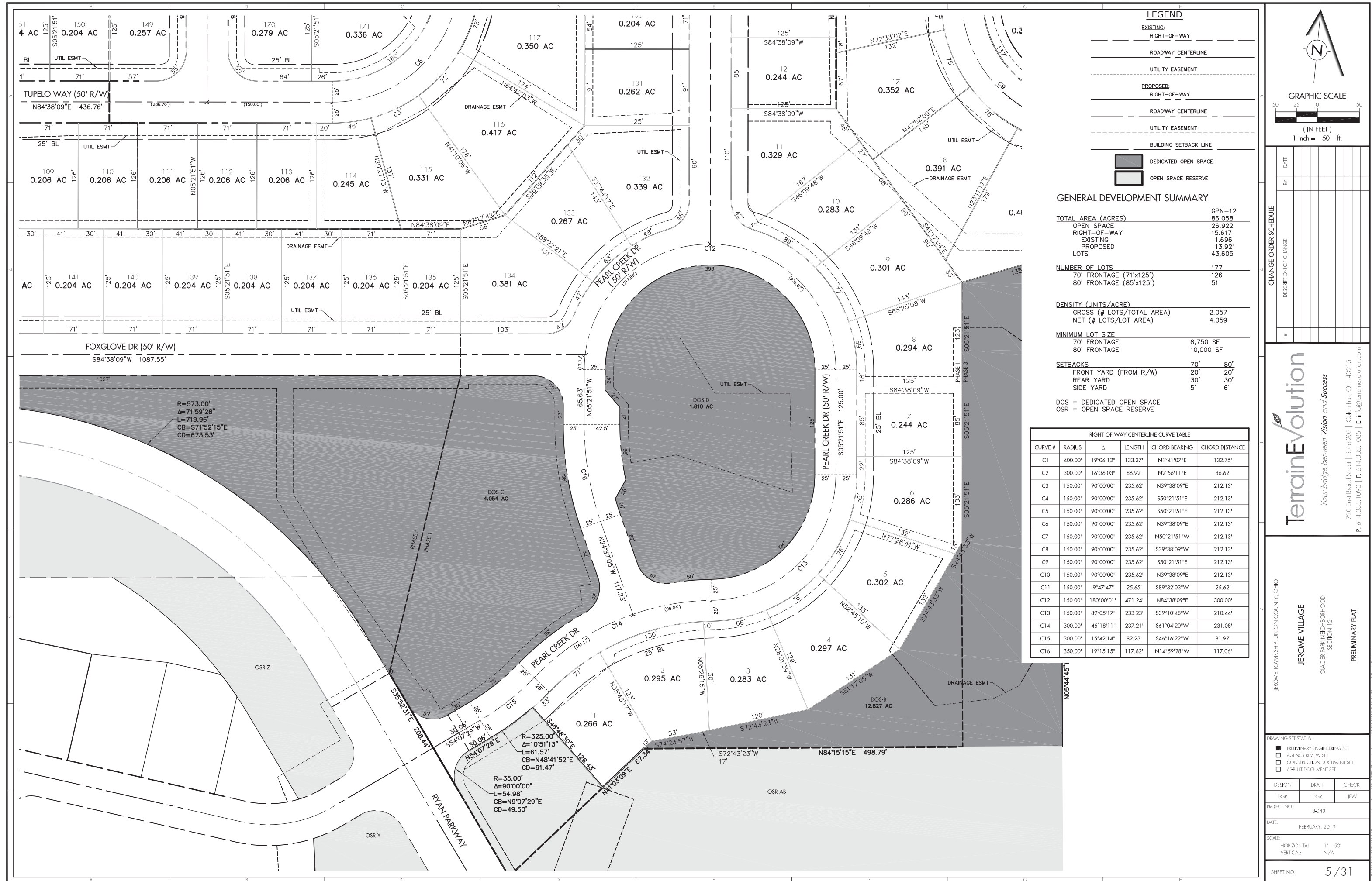
JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD
SECTION 12

PRELIMINARY PLAT

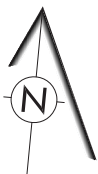
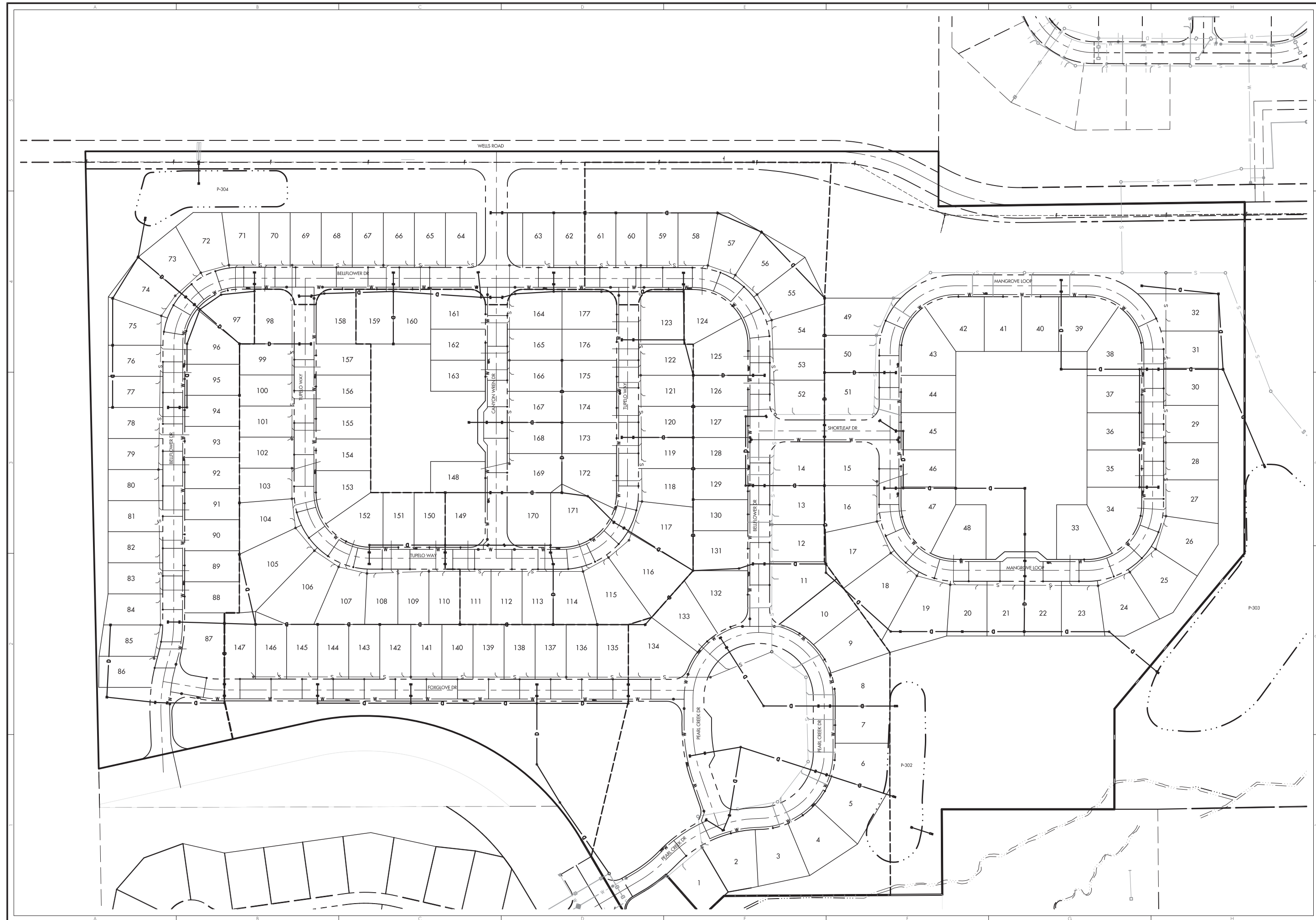
DRAWING SET STATUS:		
<input checked="" type="checkbox"/>	PRELIMINARY ENGINEERING SET	
<input type="checkbox"/>	AGENCY REVIEW SET	
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET	
<input type="checkbox"/>	AS-BUILT DOCUMENT SET	

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.:	18043	
DATE:	FEBRUARY, 2019	
SCALE:	HORIZONTAL: 1" = 50' VERTICAL: N/A	
SHEET NO.:	3/31	

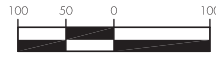








GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

[illegible]

TerrainEvolution

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BEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 12

COMPOSITE UTILITY PLAN

DRAWING SET STATUS:

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

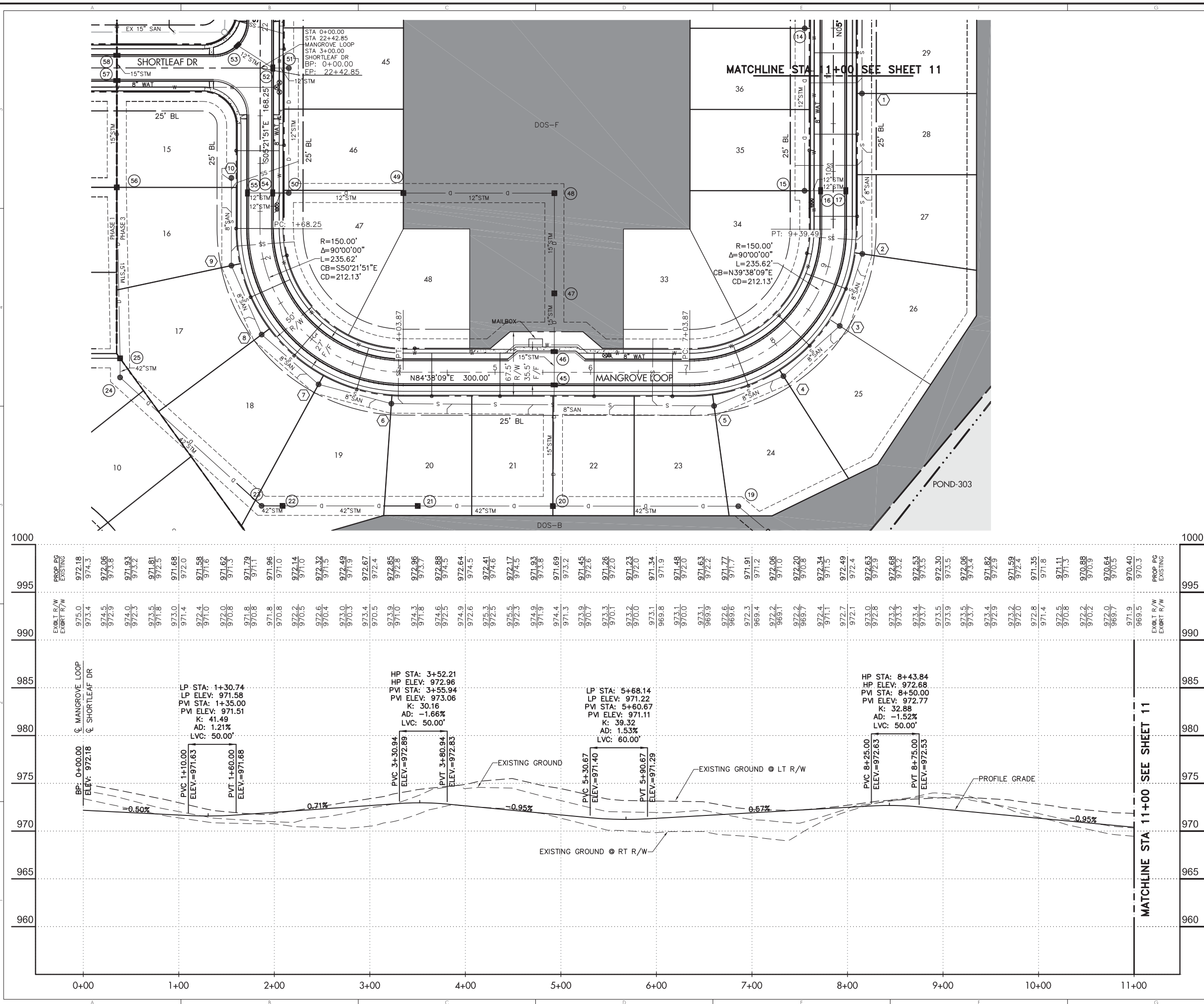
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.:	18-043
--------------	--------

DATE: FEBRUARY, 2019

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

SHEET NO.: 9/31



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

W

WATERLINE

W

D

STORM SEWER

D

S

SANITARY SEWER

S

T

TELEPHONE

T

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

W

WATERLINE

W

W

WATER VALVE

W

W

REDUCER

W

W

FIRE HYDRANT

W

|

WATER SERVICE

|

D

STORM SEWER

D

D

STORM SEWER MANHOLE

D

D

STORM SEWER CATCH BASIN

D

D

STORM SEWER CURB INLET

D

S

SANITARY SEWER

S

S

SANITARY MANHOLE

S

|

SANITARY SERVICE

|

E

ELECTRIC

E

[T]

ELECTRIC TRANSFORMER BOX

[T]

[Hatched Box]

ODOT 203 FILL

[Hatched Box]

** [Cross-hatched Box]

COMPACTED GRANULAR BACKFILL

[Cross-hatched Box]

[Dark Grey Box]

DEDICATED OPEN SPACE

[Dark Grey Box]

[Light Grey Box]

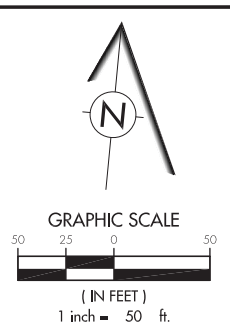
OPEN SPACE RESERVE


[Light Grey Box]

[Stippled Box]

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

[Stippled Box]

[illegible]

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JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 12

PRELIMINARY STREET PLAN & PROFILE
MANGROVE LOOP

DRAWINGS SET STATUS:		
<input type="checkbox"/>	PRELIMINARY ENGINEERING SET	
<input type="checkbox"/>	AGENCY REVIEW SET	
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET	
<input type="checkbox"/>	AS-BUILT DOCUMENT SET	

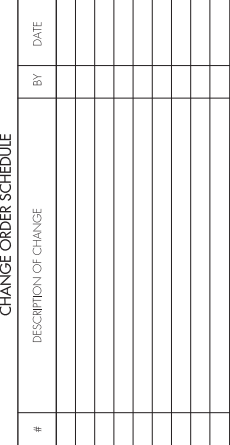
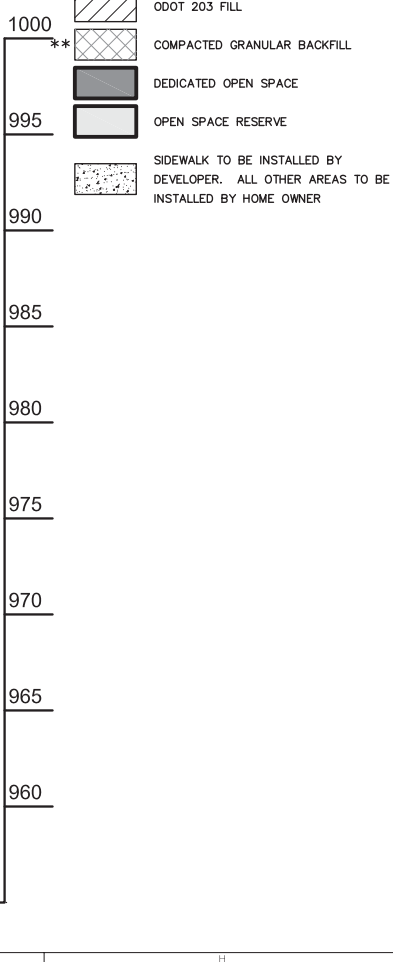
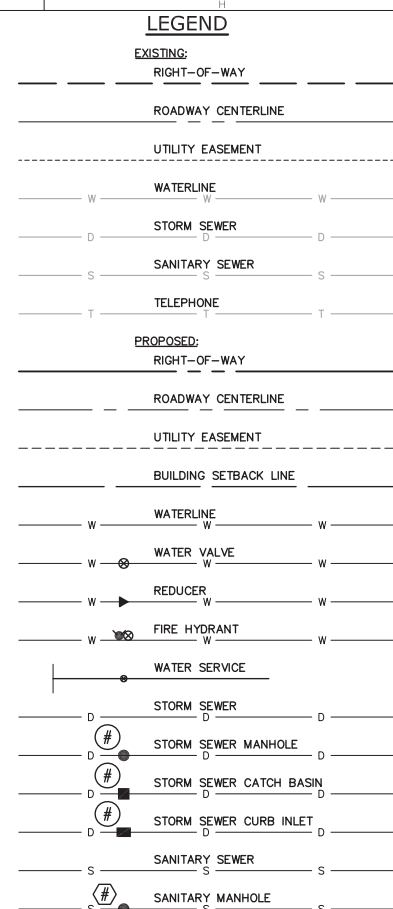
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.:	18-043
--------------	--------

DATE:	FEBRUARY, 2019
-------	----------------

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

SHEET NO.:	10/31
------------	-------



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JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD

SECTION 12

PRELIMINARY STREET PLAN & PROFILE

MANGROVE LOOP

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.:

18-043

DATE:

FEBRUARY, 2019

SCALE:

HORIZONTAL:

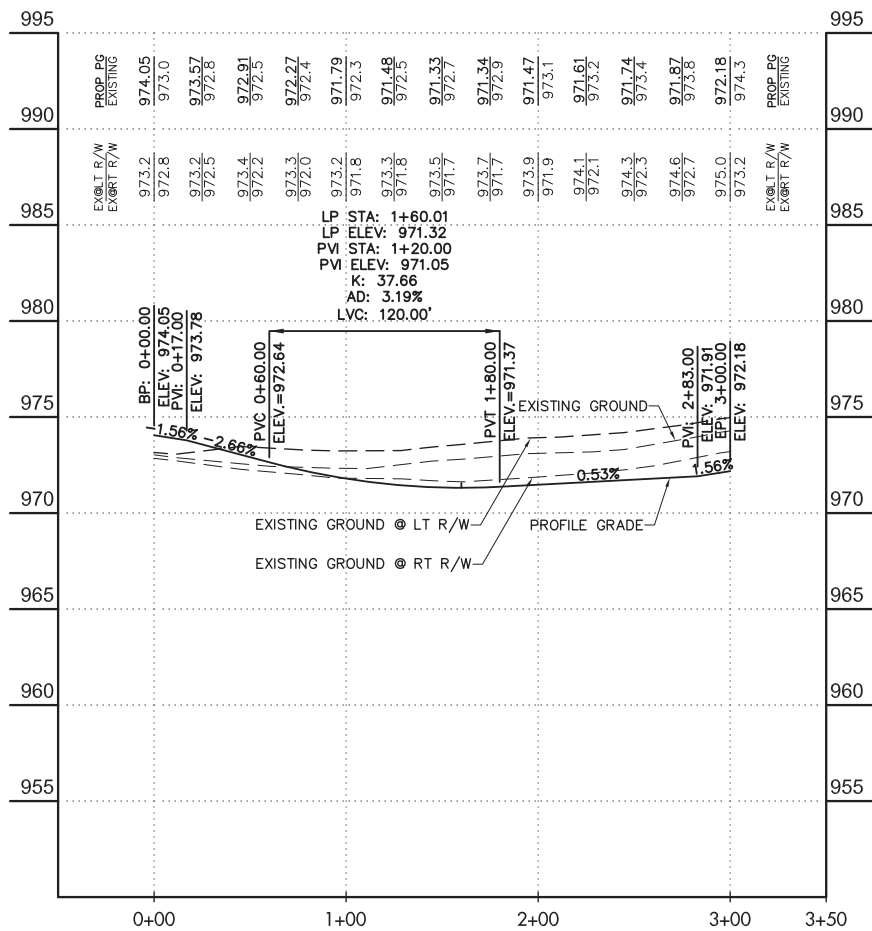
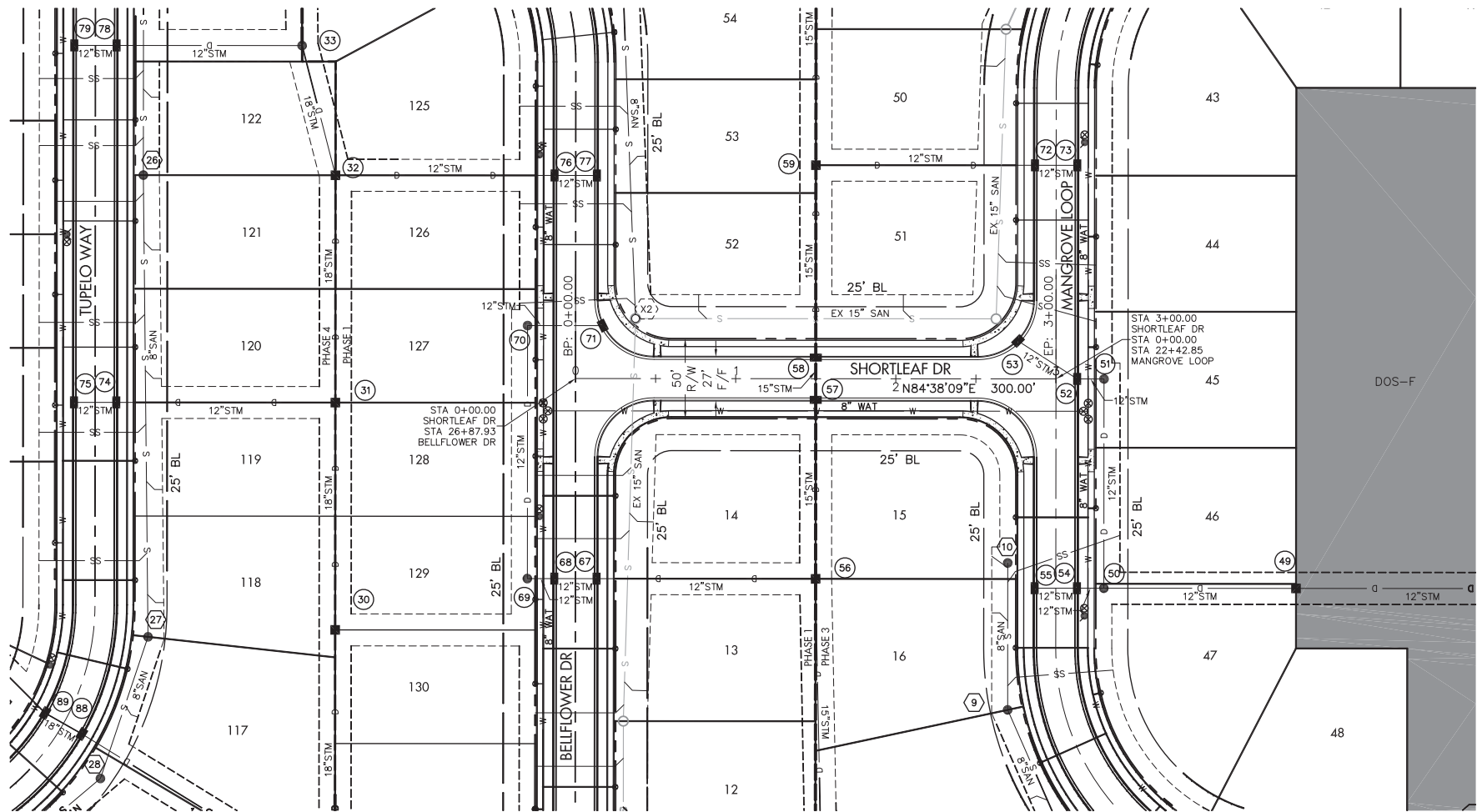
1" = 50'

VERTICAL:

1" = 5'

SHEET NO.:

11 / 31



LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- TELEPHONE

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ELECTRIC
- ELECTRIC TRANSFORMER BOX

ODOT 203 FILL

COMPACTED GRANULAR BACKFILL

DEDICATED OPEN SPACE

OPEN SPACE RESERVE

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

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SECTION 12

PRELIMINARY STREET PLAN & PROFILE
SHORTLEAF DRIVE

DRAWING SET STATUS:

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

DESIGN **DRAFT** **CHECK**

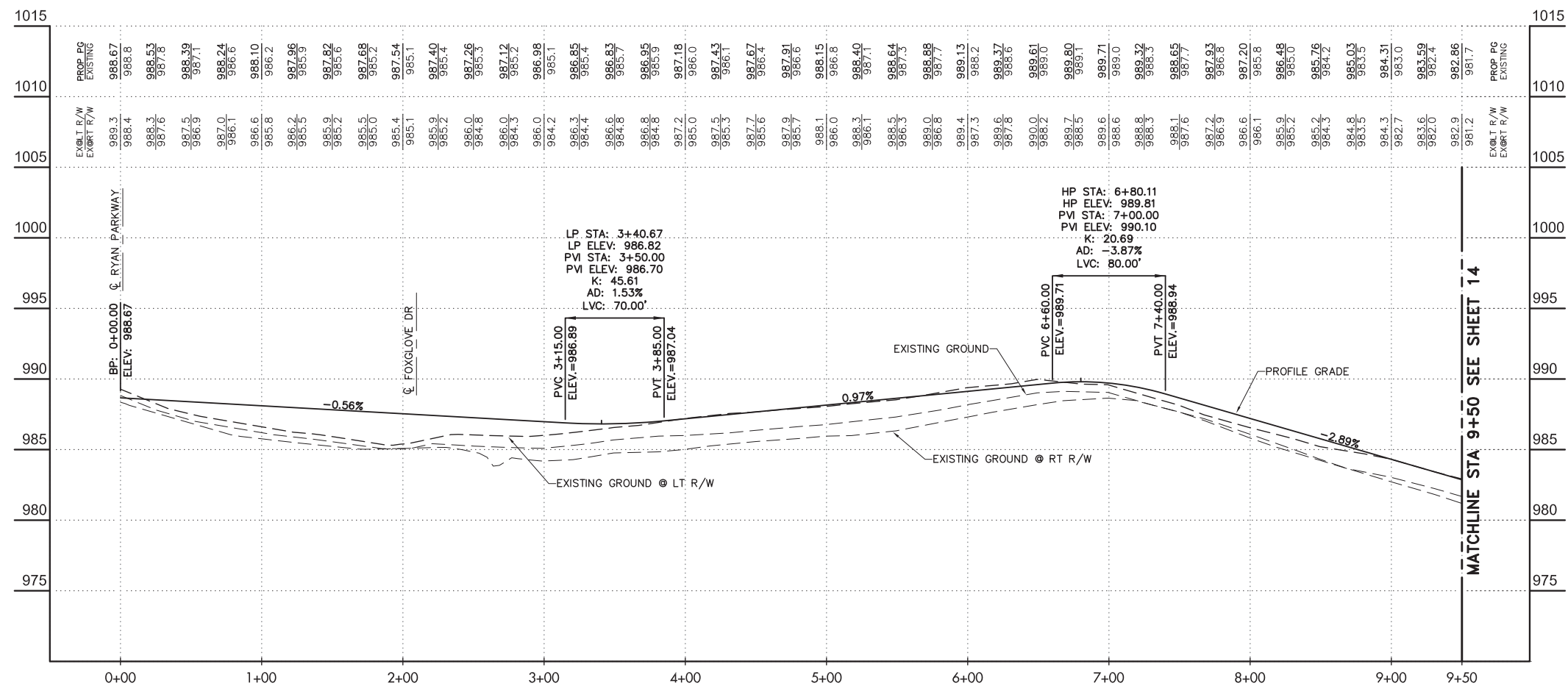
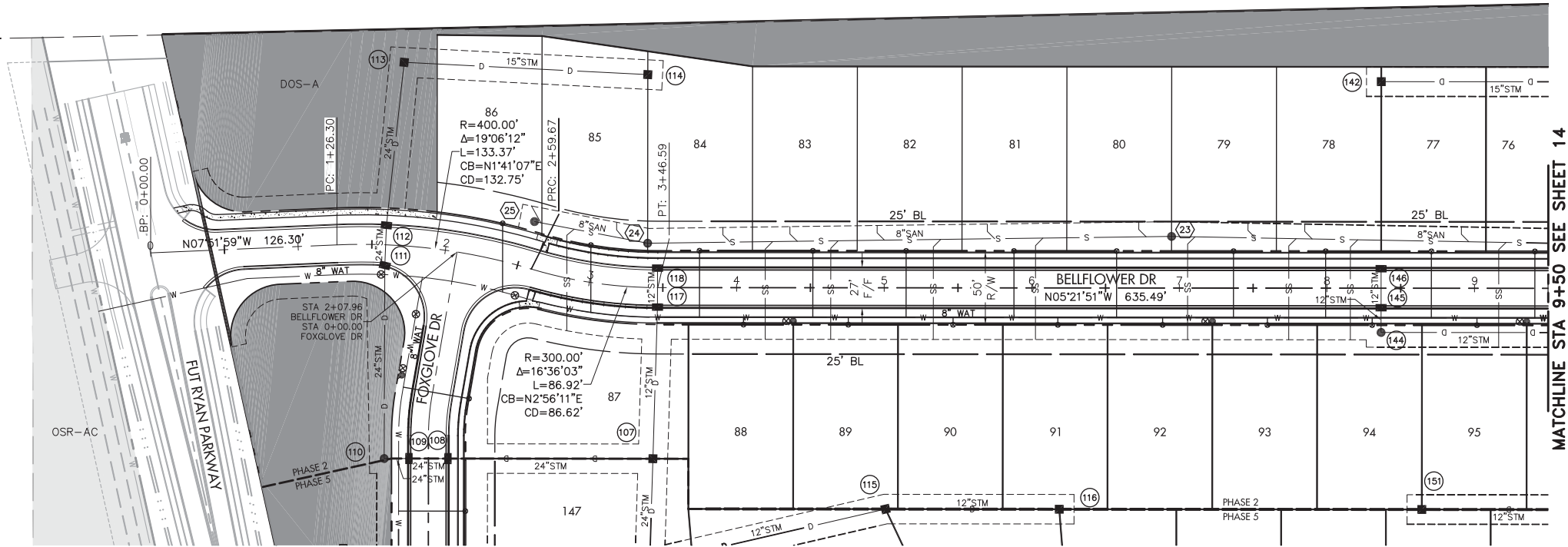
DCR DCR JJPW

PROJECT NO.: 18043

DATE: FEBRUARY, 2019

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

SHEET NO.: 12/31



LEGEND

EXISTING:

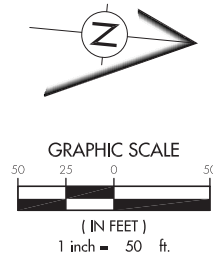
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- TELEPHONE

PROPOSED:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- REDUCER
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SERVICE
- ELECTRIC
- ELECTRIC TRANSFORMER BOX

SYMBOLS:

- ODOT 203 FILL
- COMPACTED GRANULAR BACKFILL
- DEDICATED OPEN SPACE
- OPEN SPACE RESERVE
- SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER



CHANGE ORDER SCHEDULE	
DATE	DESCRIPTION OF CHANGE

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JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 12

PRELIMINARY STREET PLAN & PROFILE
BELLFLOWER DRIVE

DRAWING SET STATUS:

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

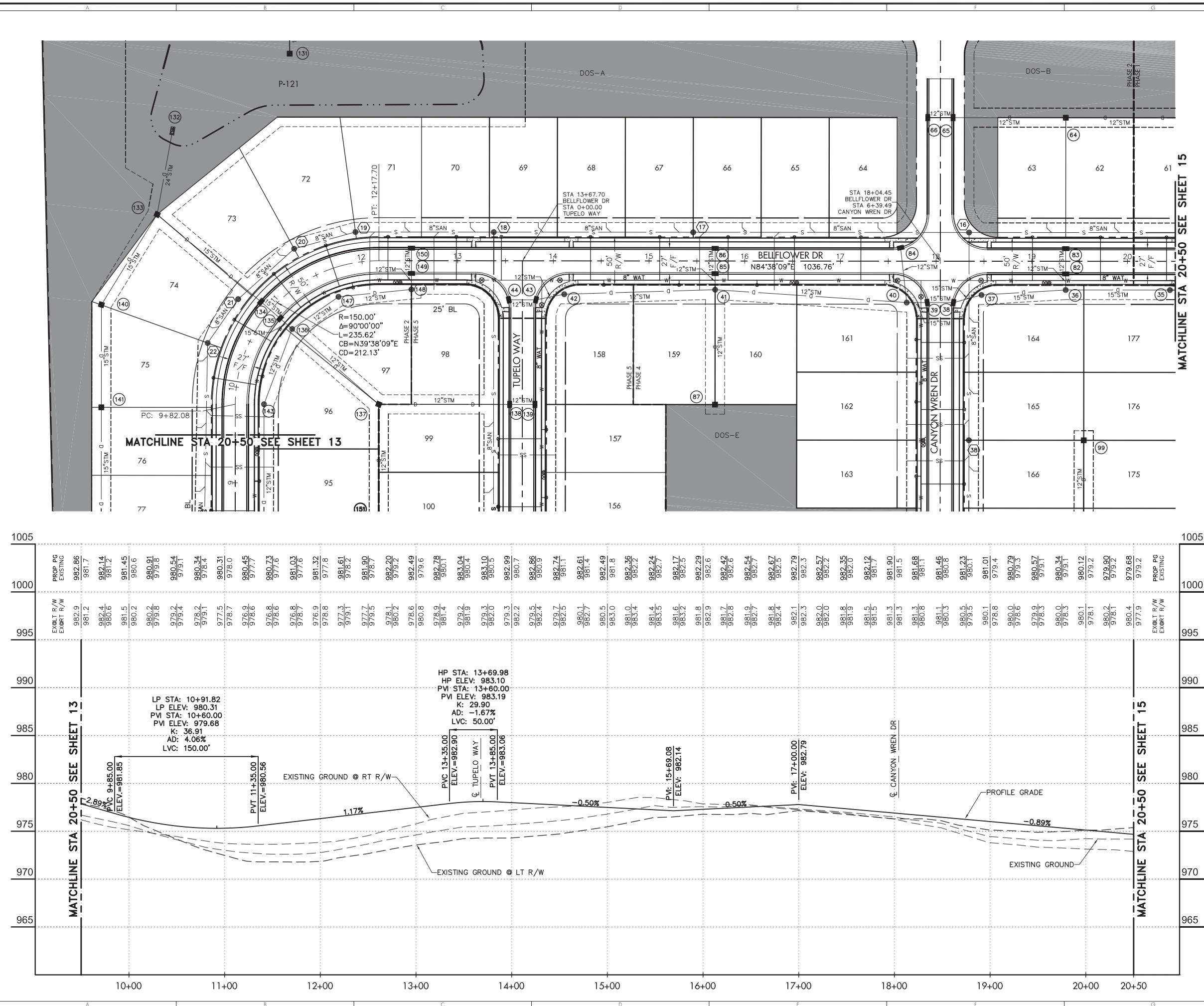
DESIGN	DRAFT	CHECK
DCR	DCR	JPW

PROJECT NO.: 18043

DATE: FEBRUARY, 2019

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

SHEET NO.: 13/31



LEGEND

EXISTING:
 RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE
W

STORM SEWER
D

SANITARY SEWER
S

TELEPHONE
T

PROPOSED:
 RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE
W

WATER VALVE
W

REDUCER
W

FIRE HYDRANT
W

WATER SERVICE

STORM SEWER
D

STORM SEWER MANHOLE
D

STORM SEWER CATCH BASIN
D

STORM SEWER CURB INLET
D

SANITARY SEWER
S

SANITARY MANHOLE
S

SANITARY SERVICE
SS

ELECTRIC
E

ELECTRIC TRANSFORMER BOX

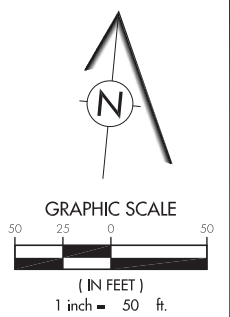
ODOT 203 FILL

****** COMPACTED GRANULAR BACKFILL

DEDICATED OPEN SPACE

OPEN SPACE RESERVE

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

[illegible]

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JEROME VILLAGE

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SECTION 12

PRELIMINARY STREET PLAN & PROFILE

BELLFLOWER DRIVE

DRAWING SET STATUS:

☒ ☐ ☐ ☐

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-043

DATE: FEBRUARY, 2019

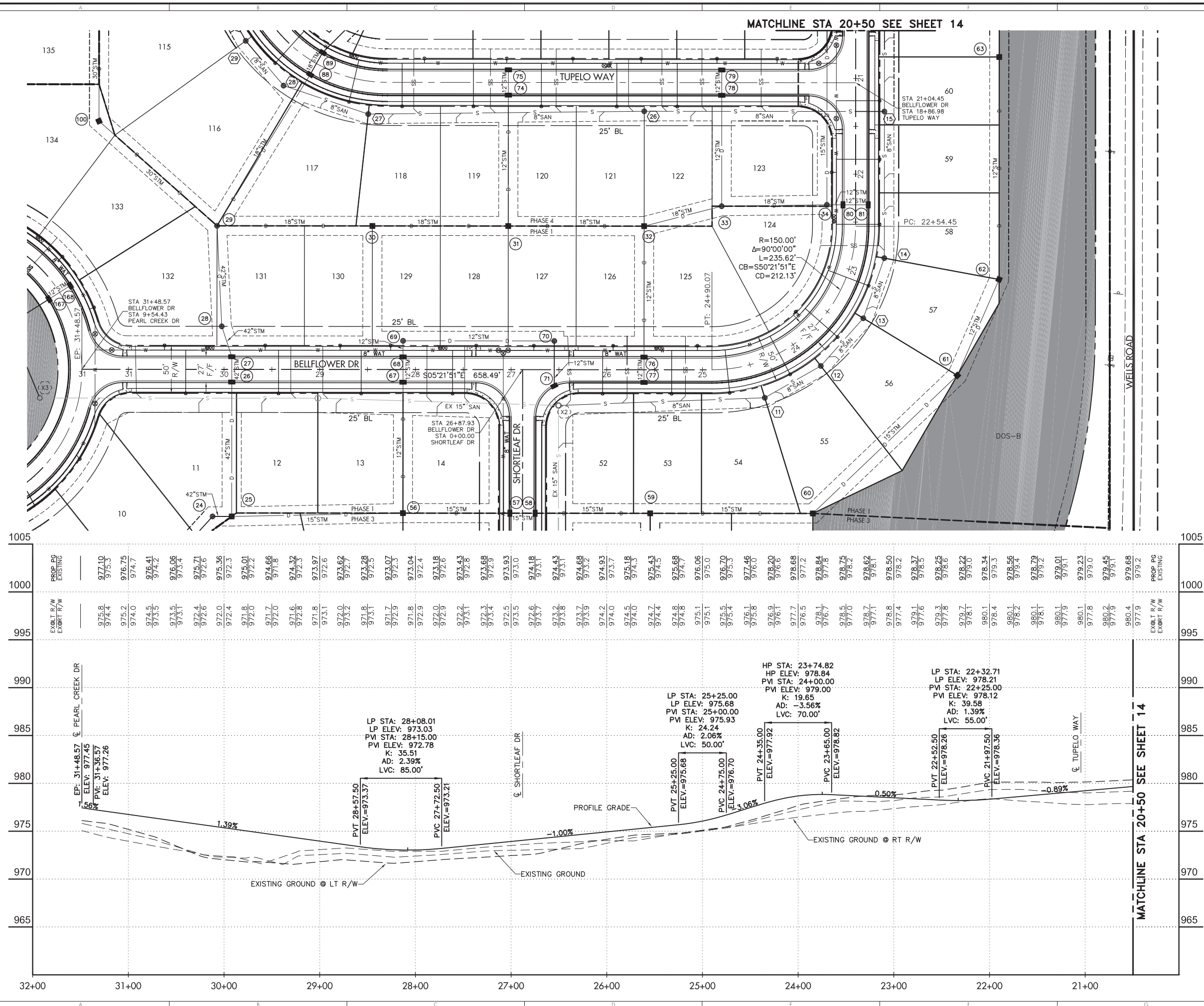
SCALE:

HORIZONTAL:
VERTICAL:

1" = 50'
1" = 5'

SHEET NO.:

14/31



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE

STORM SEWER

SANITARY SEWER

TELEPHONE

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE

WATER VALVE

REDUCER

FIRE HYDRANT

WATER SERVICE

STORM SEWER

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN

STORM SEWER CURB INLET

SANITARY SEWER

SANITARY MANHOLE

SANITARY SERVICE

ELECTRIC

ELECTRIC TRANSFORMER BOX

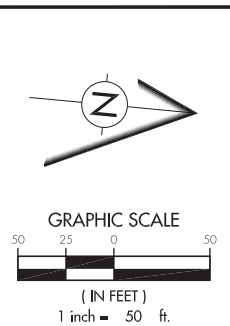
ODOT 203 FILL


COMPACTED GRANULAR BACKFILL

DEDICATED OPEN SPACE

OPEN SPACE RESERVE

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

[illegible]

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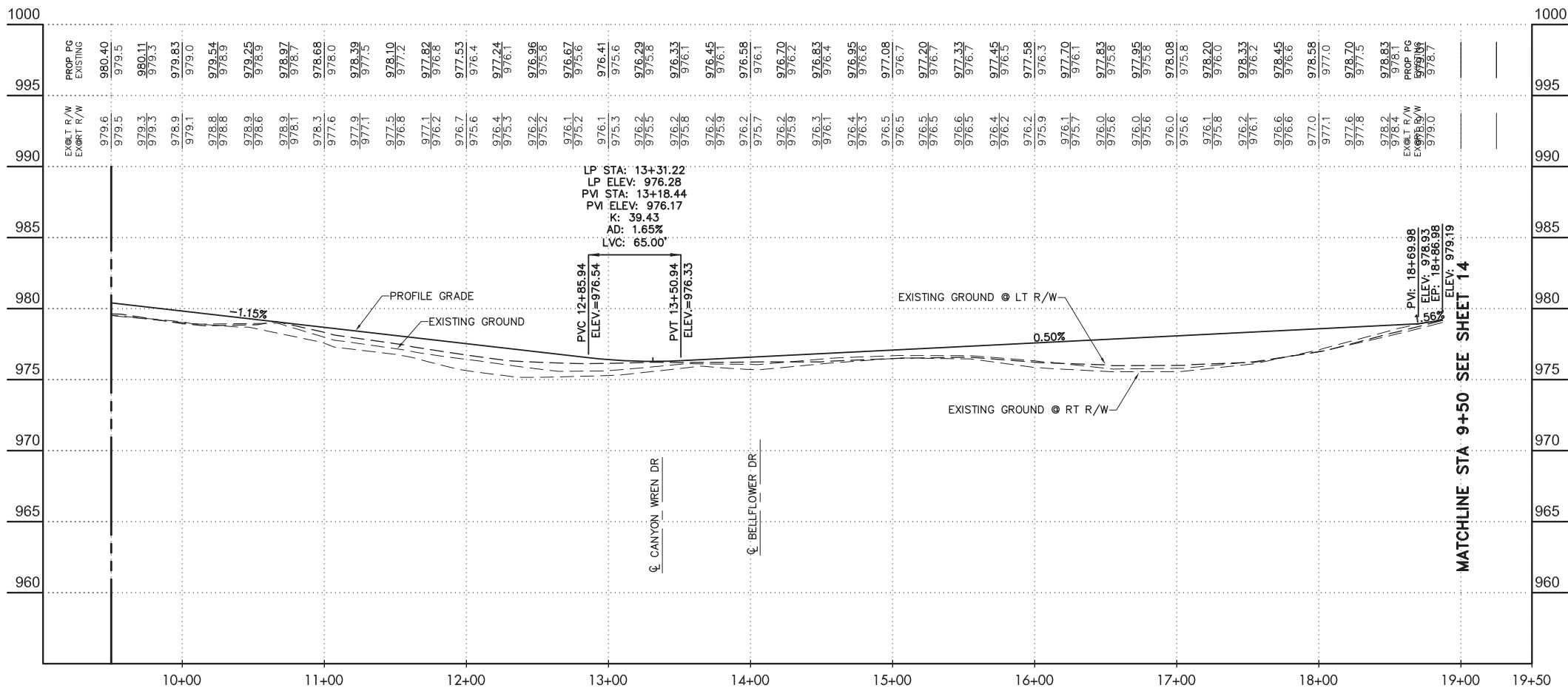
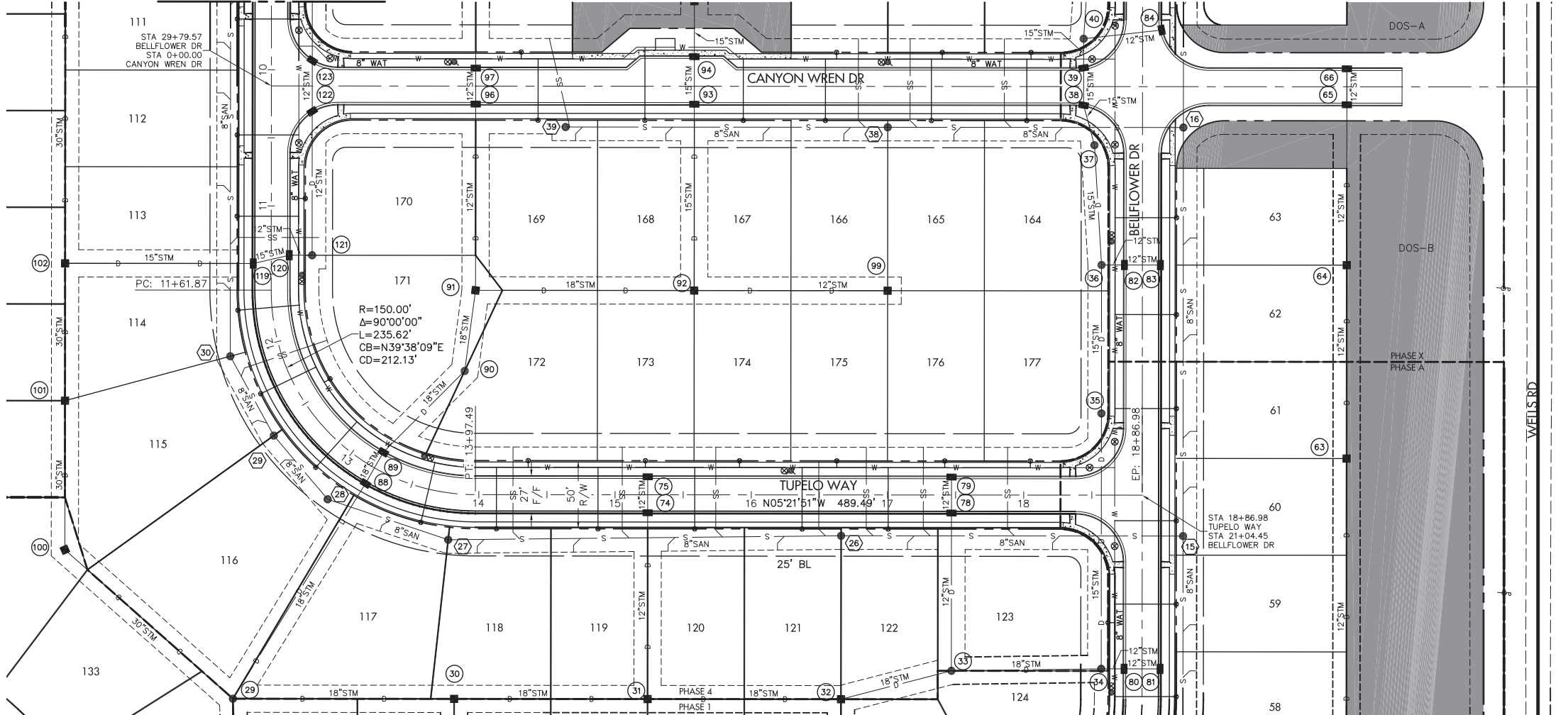
JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 12

PRELIMINARY STREET PLAN & PROFILE
BELLFLOWER DRIVE

DRAWING SET STATUS:		
<input type="checkbox"/> PRELIMINARY ENGINEERING SET <input type="checkbox"/> AGENCY REVIEW SET <input type="checkbox"/> CONSTRUCTION DOCUMENT SET <input type="checkbox"/> AS-BUILT DOCUMENT SET		
DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 18-043		
DATE: FEBRUARY, 2019		
SCALE:		
HORIZONTAL:	1" = 50'	
VERTICAL:	1" = 5'	
SHEET NO.: 15/31		

MATCHLINE STA 9+50 SEE SHEET 14



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE

STORM SEWER

SANITARY SEWER

TELEPHONE

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE

WATER VALVE

REDUCER

FIRE HYDRANT

WATER SERVICE

STORM SEWER

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN

STORM SEWER CURB INLET

SANITARY SEWER

SANITARY MANHOLE

SANITARY SERVICE

ELECTRIC

ELECTRIC TRANSFORMER BOX

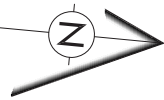
ODOT 203 FILL

COMPACTED GRANULAR BACKFILL

DEDICATED OPEN SPACE

OPEN SPACE RESERVE

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



GRAPHIC SCALE

(IN FEET)

1 inch = 50 ft.

CHANGE ORDER SCHEDULE

DATE

BY

DESCRIPTION OF CHANGE

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SECTION 12

PRELIMINARY STREET PLAN & PROFILE

TUPELO WAY

DRAWING SET STATUS:

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

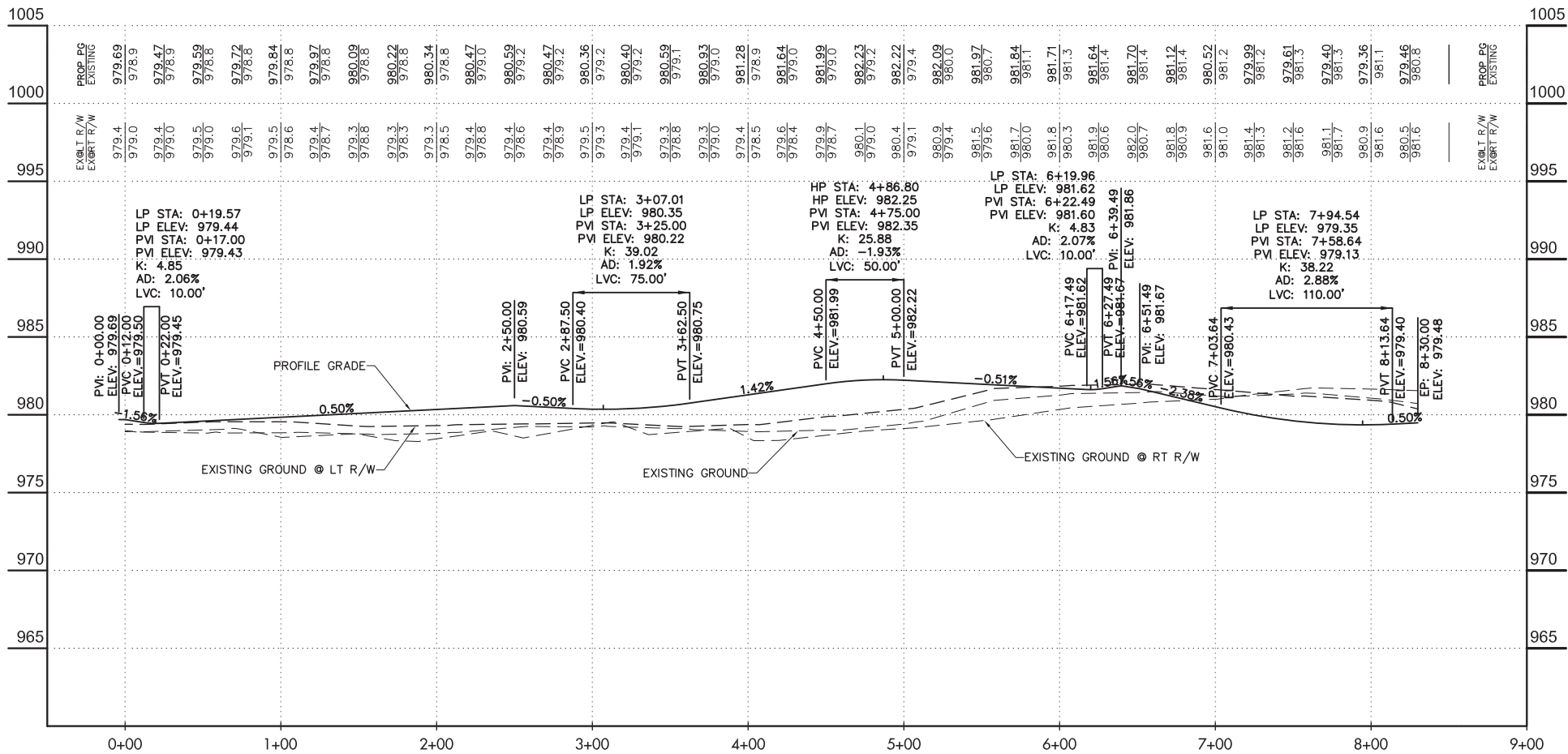
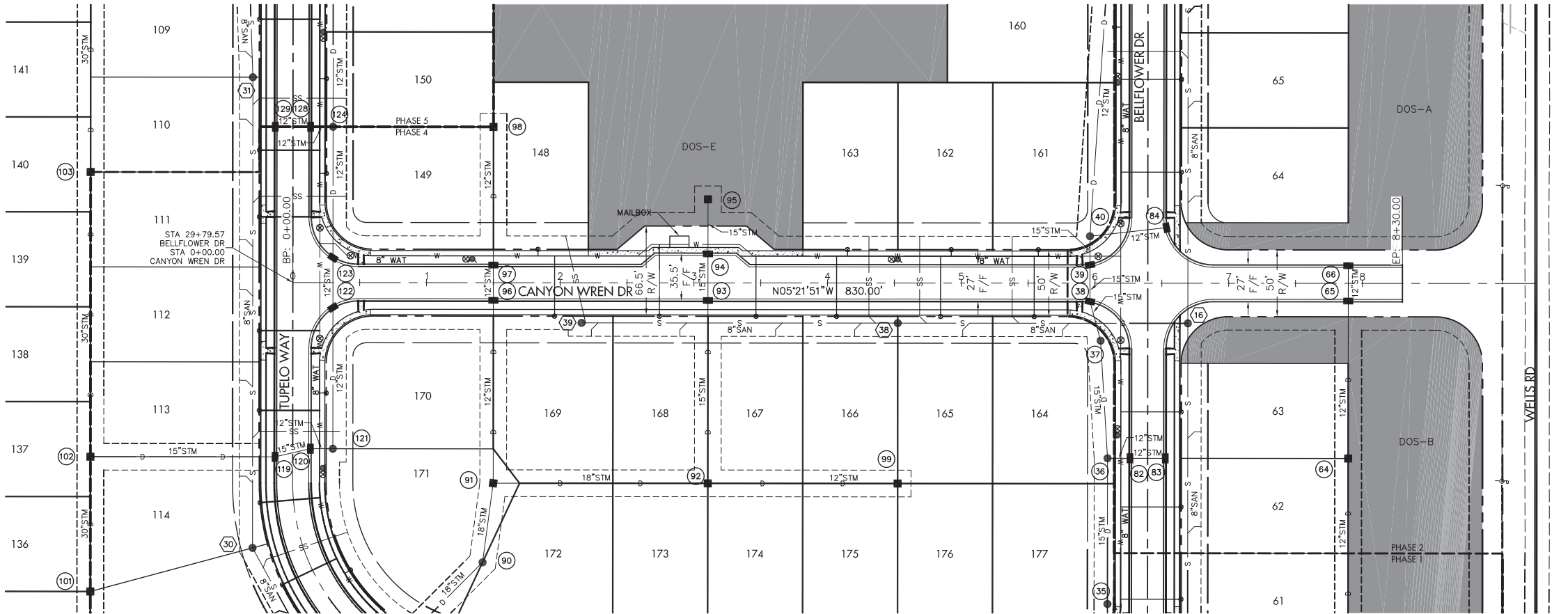
DESIGN: DGR
DRAFT: DGR
CHECK: JPW

PROJECT NO.: 18043

DATE: FEBRUARY, 2019

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

SHEET NO.: 17/31



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE

STORM SEWER

SANITARY SEWER

TELEPHONE

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE

WATER VALVE

REDUCER

FIRE HYDRANT

WATER SERVICE

STORM SEWER

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN

STORM SEWER CURB INLET

SANITARY SEWER

SANITARY MANHOLE

SANITARY SERVICE

ELECTRIC

ELECTRIC TRANSFORMER BOX

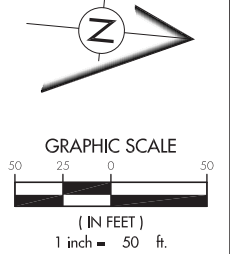
ODOT 203 FILL

COMPACTED GRANULAR BACKFILL

DEDICATED OPEN SPACE

OPEN SPACE RESERVE

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



DATE	
BY	
DESCRIPTION OF CHANGE	
1	
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GLACIER PARK NEIGHBORHOOD

SECTION 12

PRELIMINARY STREET PLAN & PROFILE

CANYON WREN DRIVE

JEROME TOWNSHIP UNION COUNTY, OHIO

DRAWING SET STATUS:

PRELIMINARY ENGINEERING SET

AGENCY REVIEW SET

CONSTRUCTION DOCUMENT SET

AS-BUILT DOCUMENT SET

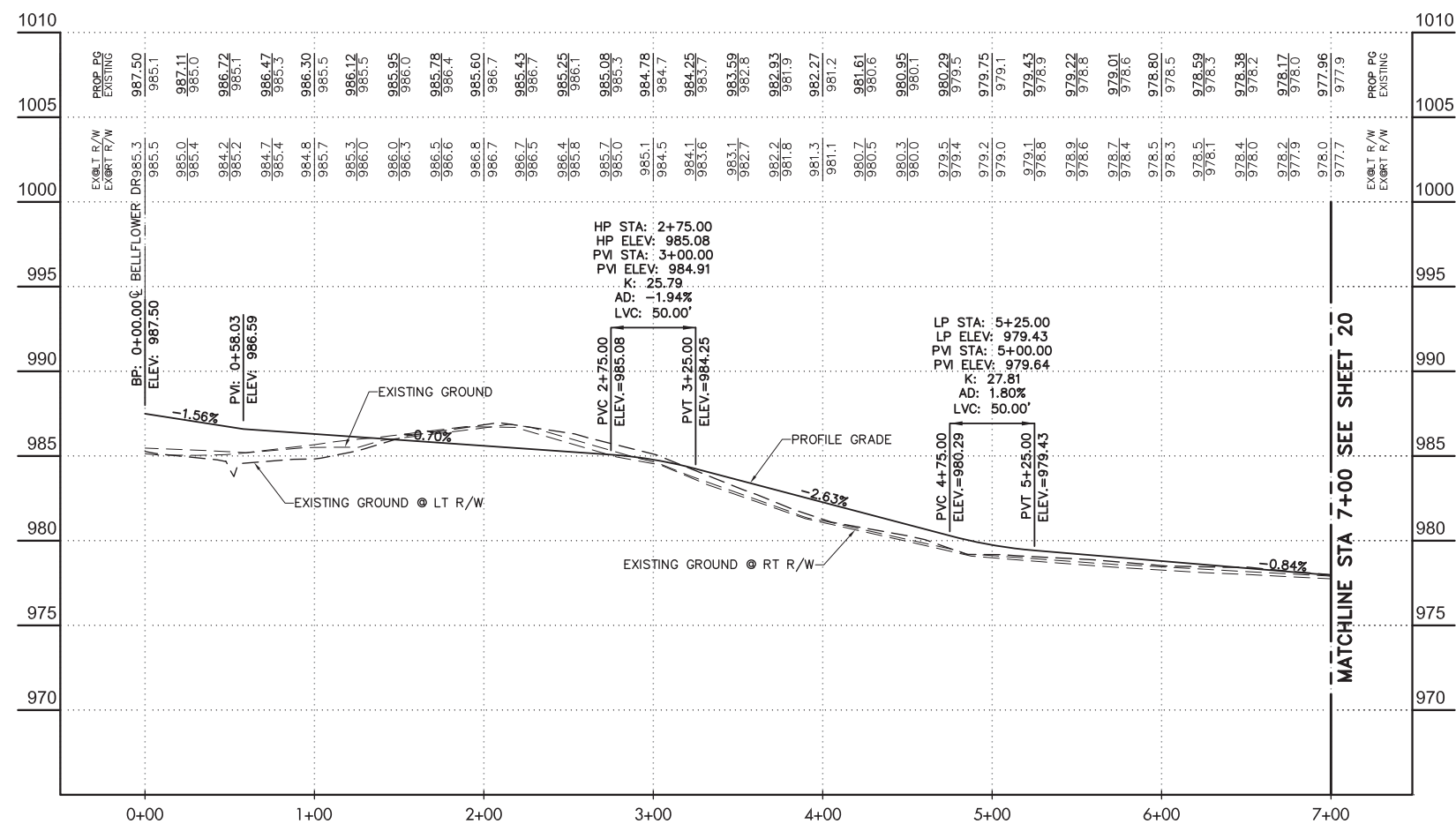
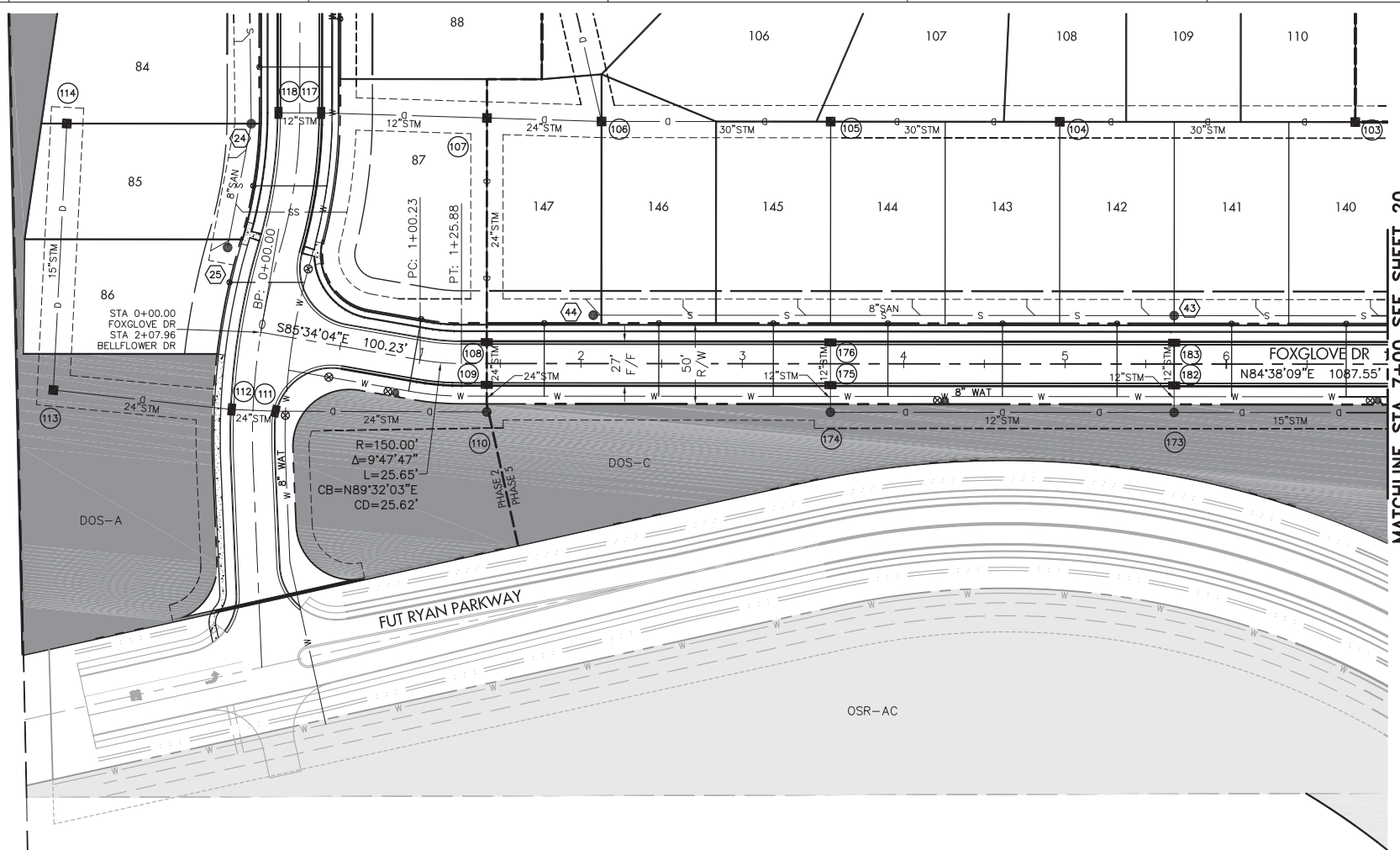
DESIGN	DRAFT	CHECK
DCR	DCR	JPW

PROJECT NO.: 18043

DATE: FEBRUARY, 2019

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

SHEET NO.: 18/31



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE

STORM SEWER

SANITARY SEWER

TELEPHONE

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE

WATER VALVE

REDUCER

FIRE HYDRANT

WATER SERVICE

STORM SEWER

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN

STORM SEWER CURB INLET

SANITARY SEWER

SANITARY MANHOLE

SANITARY SERVICE

ELECTRIC

ELECTRIC TRANSFORMER BOX

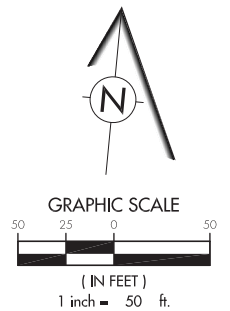
ODOT 203 FILL


COMPACTED GRANULAR BACKFILL

DEDICATED OPEN SPACE

OPEN SPACE RESERVE

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

[illegible]

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JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 12

PRELIMINARY STREET PLAN & PROFILE
FOXGLOVE DRIVE

DRAWINGS SET STATUS:

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

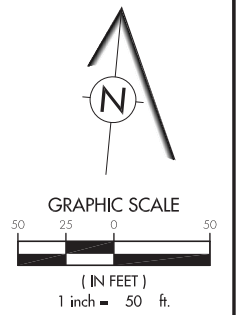
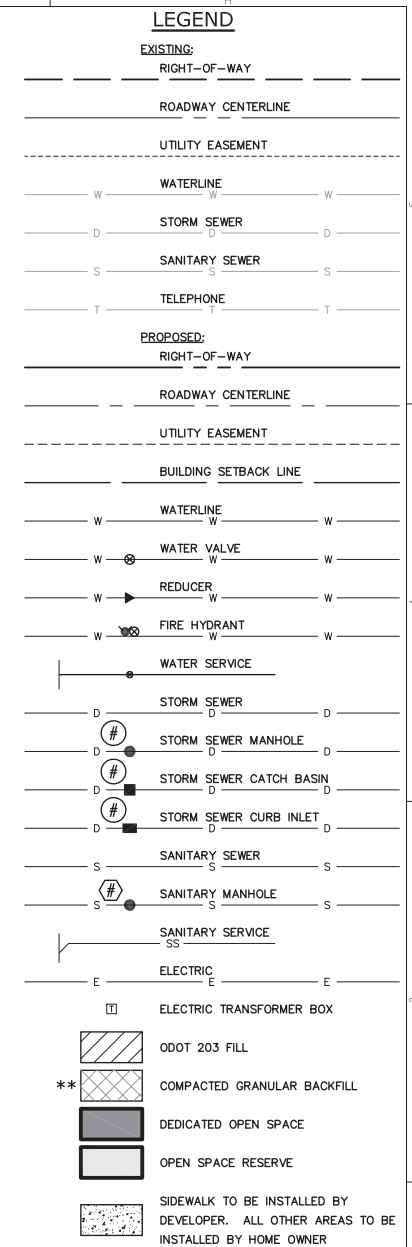
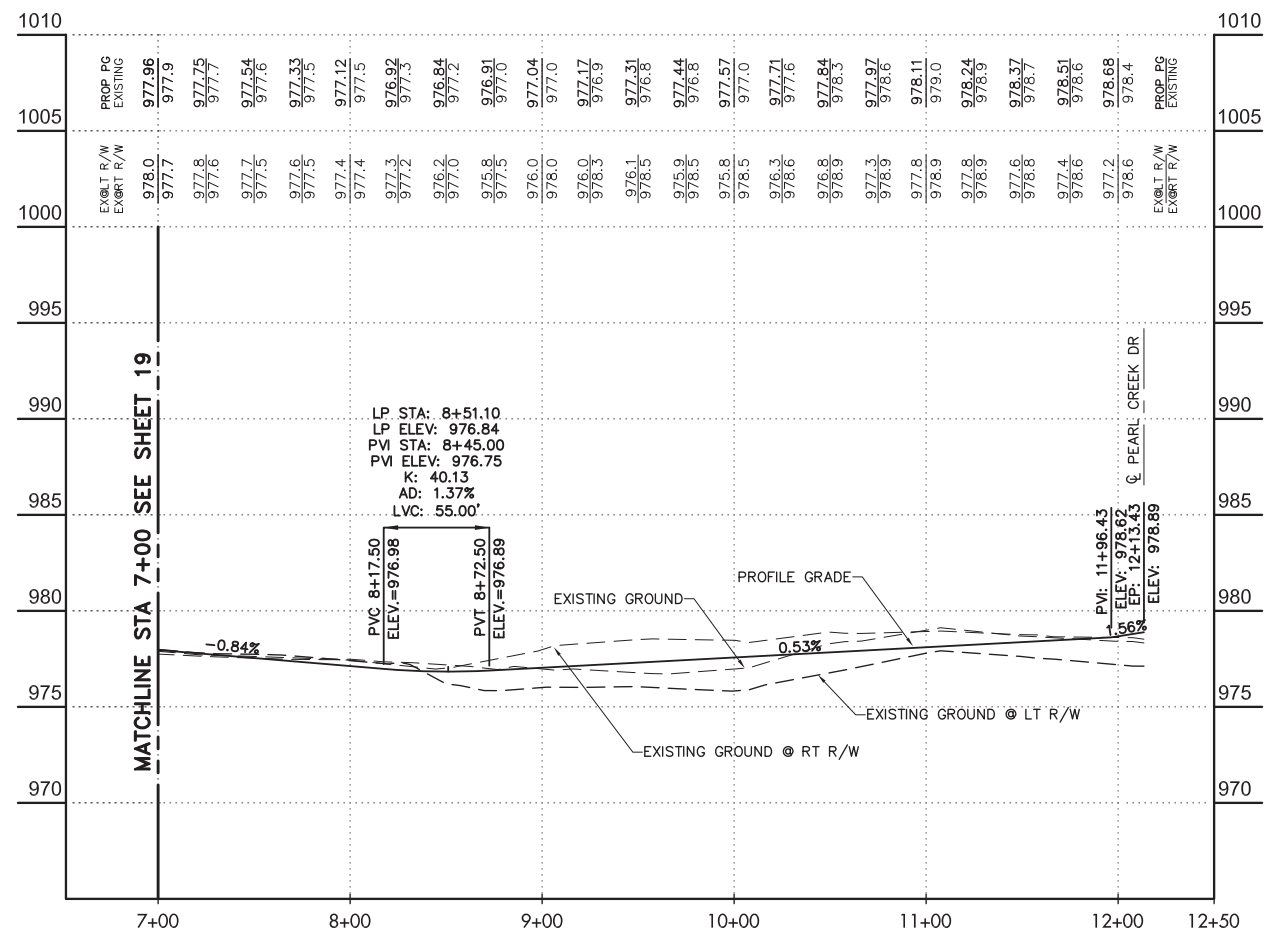
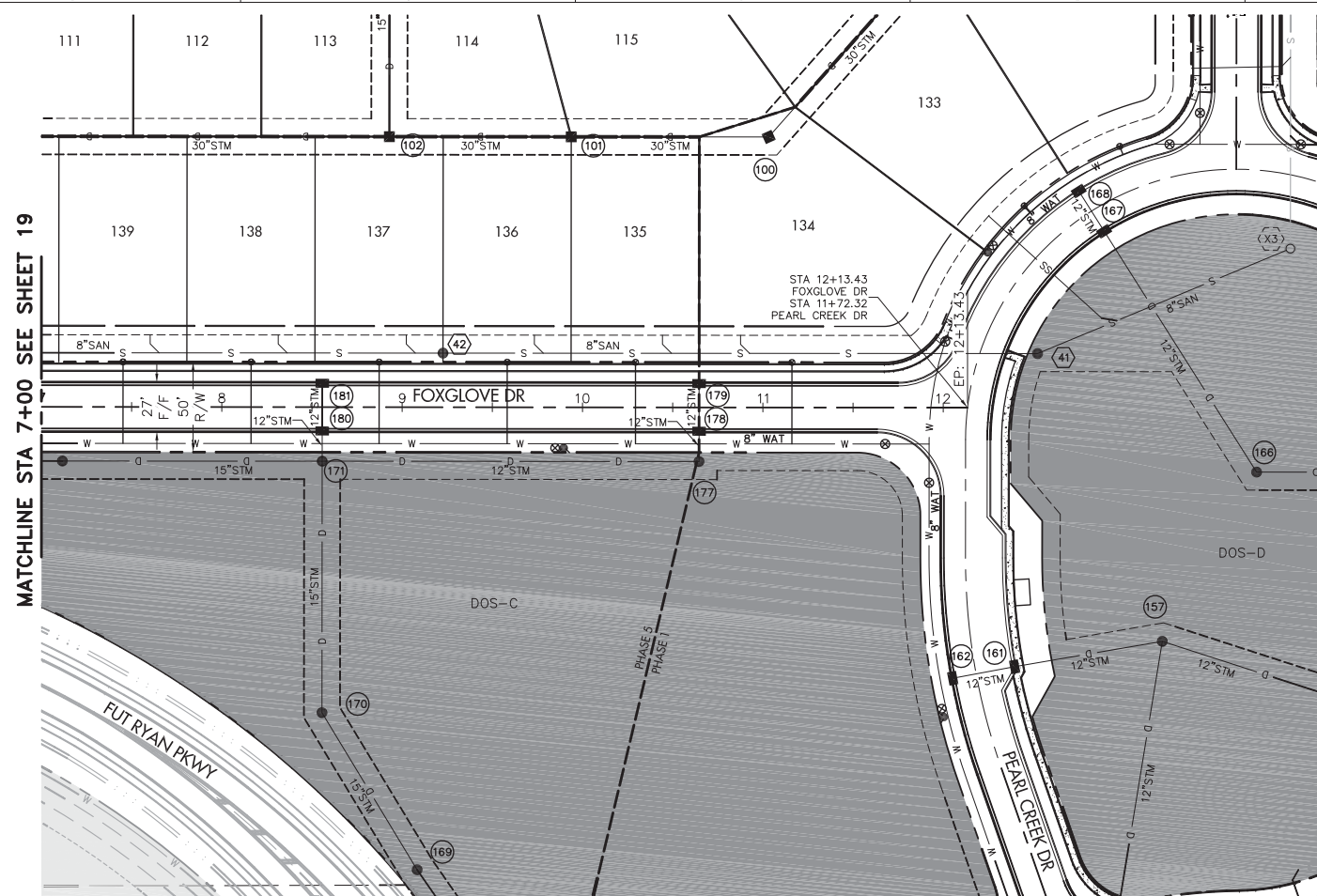
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-043

DATE: FEBRUARY, 2019

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

SHEET NO.: 19/31

[illegible]

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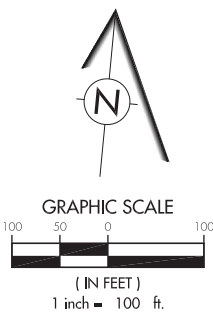
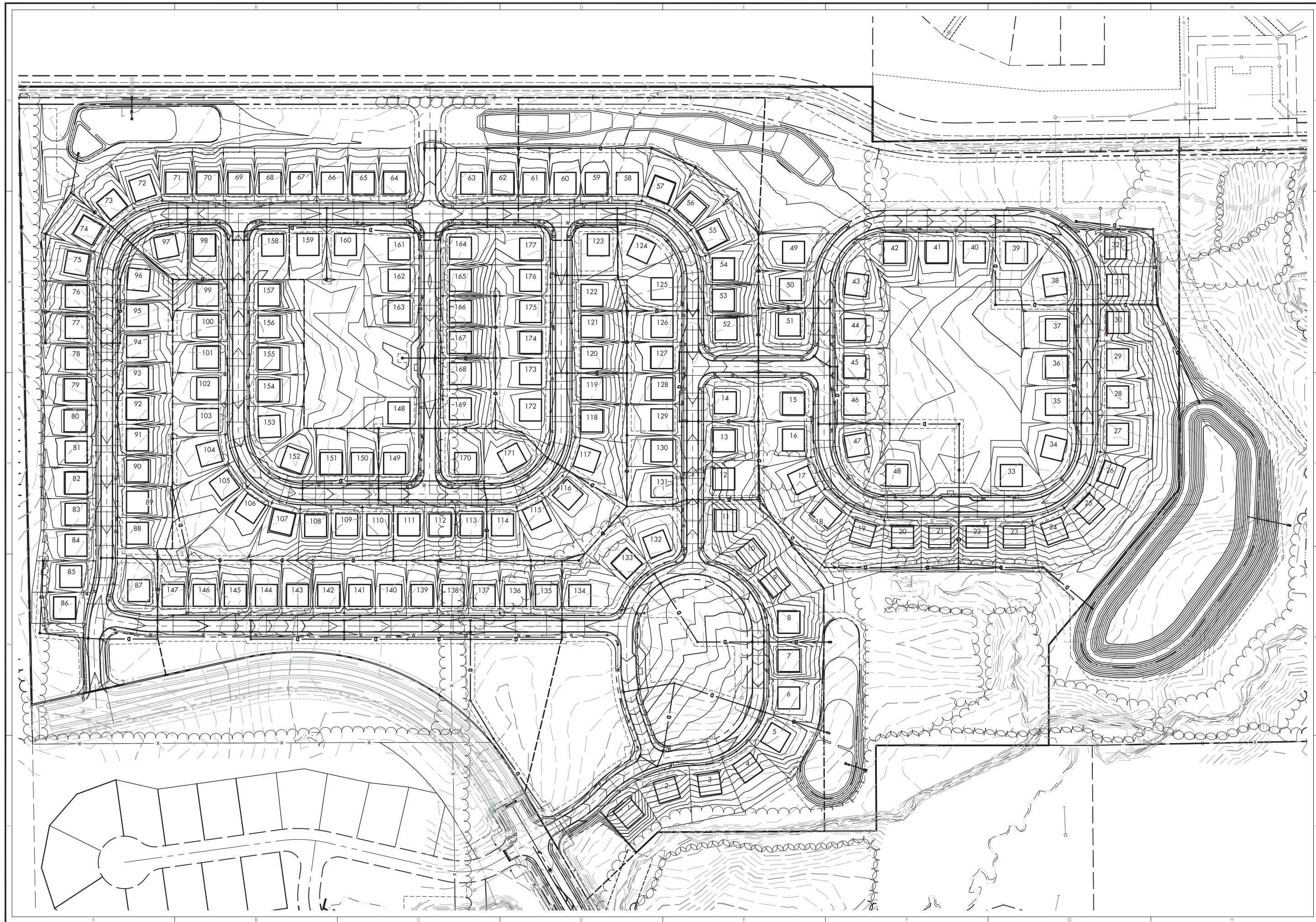
JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD
SECTION 12
PRELIMINARY STREET PLAN & PROFILE
FOXGLOVE DRIVE


DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 18-043		
DATE: FEBRUARY, 2019		
SCALE:		
HORIZONTAL:		1" = 50'
VERTICAL:		1" = 5'

SHEET NO.: 20 / 31

[illegible]

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GLACIER PARK NEIGHBORHOOD
SECTION 12
COMPOSITE PRELIMINARY GRADING PLAN

DRAWING SET STATUS:

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

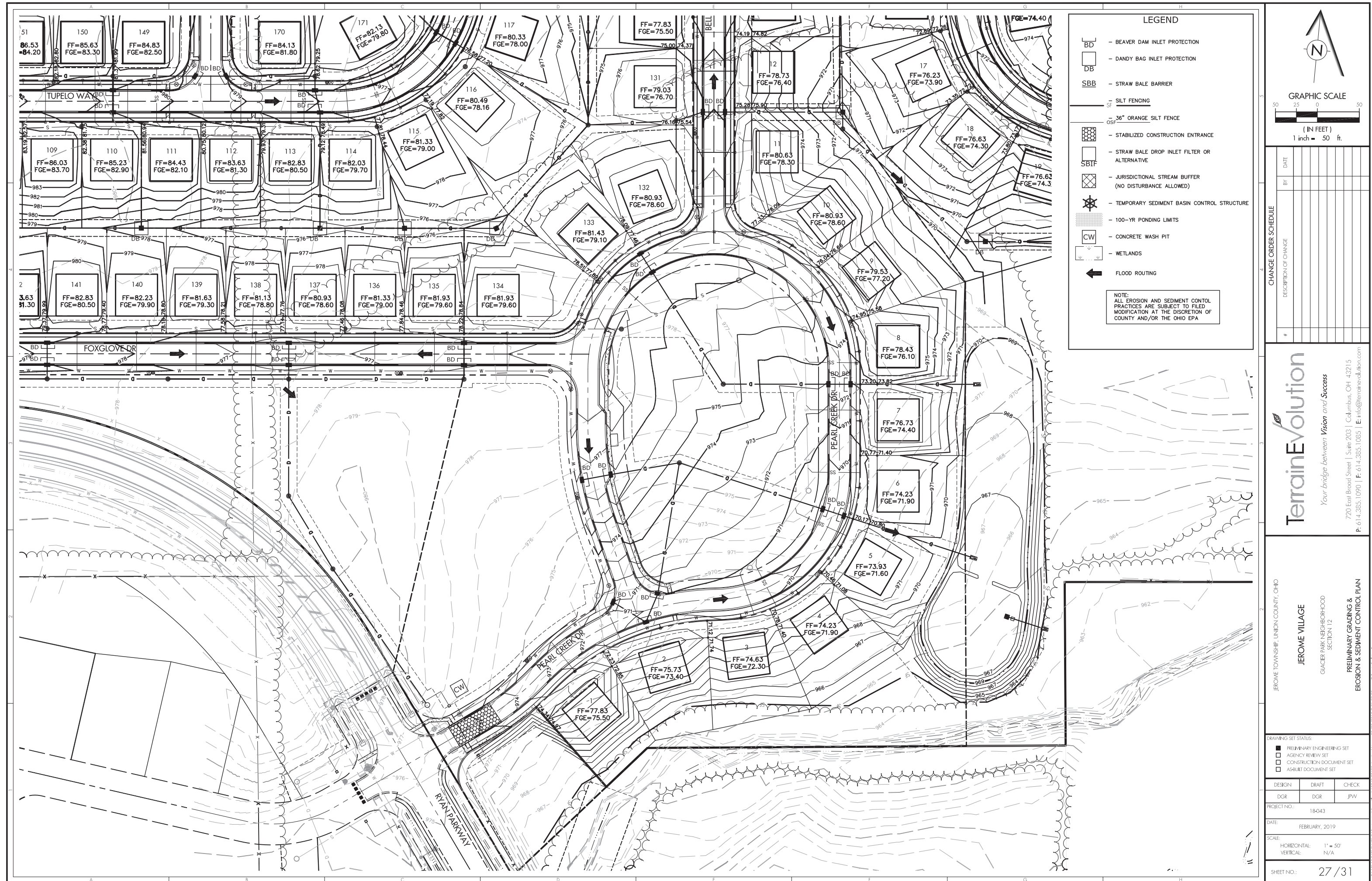
PROJECT NO.: 18-043

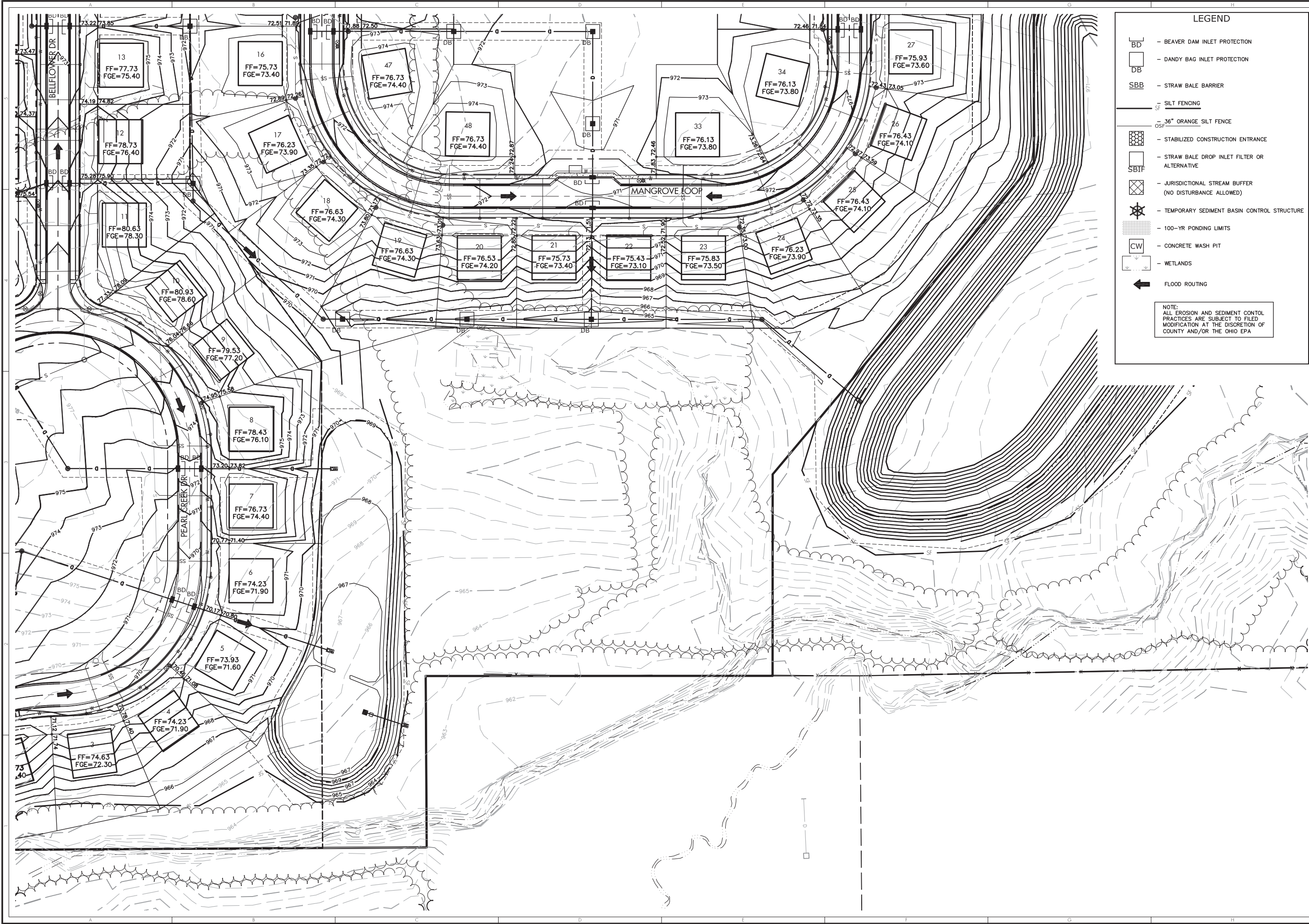
DATE: FEBRUARY, 2019

SCALE:

HORIZONTAL:	1" = 100'
VERTICAL:	N/A

SHEET NO.: 24/31





LEGEND

- BD - BEAVER DAM INLET PROTECTION
- DB - DANDY BAG INLET PROTECTION
- SBB - STRAW BALE BARRIER
- SF - SILT FENCING
- OSF - 36" ORANGE SILT FENCE
- SCE - STABILIZED CONSTRUCTION ENTRANCE
- SBIF - STRAW BALE DROP INLET FILTER OR ALTERNATIVE
- JSB - JURISDICTIONAL STREAM BUFFER (NO DISTURBANCE ALLOWED)
- TSBCS - TEMPORARY SEDIMENT BASIN CONTROL STRUCTURE
- 100-YR PL - 100-YR PONDING LIMITS
- CW - CONCRETE WASH PIT
- W - WETLANDS
- ← - FLOOD ROUTING

NOTE:
ALL EROSION AND SEDIMENT CONTROL PRACTICES ARE SUBJECT TO FILED MODIFICATION AT THE DISCRETION OF COUNTY AND/OR THE OHIO EPA

TerrainEvolution
Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD
SECTION 12

PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN

JEROME TOWNSHIP, UNION COUNTY, OHIO

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

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-043

DATE: FEBRUARY, 2019

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 28/31

February 21, 2019

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

RE: Glacier Park Neighborhood Section 12 (GPN-12) Preliminary Plat

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, acknowledges the existence of Wetzel soils within the development area of GPN-12. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are mostly along low lying area within an open farm field and treeline. This area will be open space, roadway and lots. Where in developed areas, the development will install storm sewer drainage system to provide adequate drainage to the area developed.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for single family residential. Providing adequate drainage system to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

Please feel free to contact me if you have any questions at (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager



**County Engineer
Environmental Engineer
Building Department**

233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility

16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost

190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

March 7, 2019

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

Re: Glacier Park Neighborhood, Section 12 – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat, received by our office on February 25, 2019. We recommend it be approved with the below modifications and recommendations. Items listed below should be addressed in the final construction drawings, or resolved as indicated.

1. A traffic impact study (TIS) has been submitted for this, and several other proposed development pods not accounted for in the Jerome Village Master TIS dated February, 2007. At a minimum, left turn lanes will be required on Ryan Parkway to access Bellflower Drive and Pearl Creek Drive. Further improvements or contributions towards improvements may be required pending the result of the TIS review.
2. Further information will be needed regarding the timing of the extension of Canyon Wren Drive to Wells Road. Our current desire is to limit access to Wells Road. However, it will be necessary to provide an access point to Wells Road for the property to the north (Moslener) when it develops. At that time, it makes sense for Canyon Wren to be extended, but a mechanism for Jerome Village to extend the roadway and participate in traffic mitigation (turn lanes) at this future intersection is appropriate.
3. Provide intersection site distance exhibits for access points to Ryan Parkway and proposed future connection to Wells Road.
4. The light duty pavement composition shown on sheet 2 is less than the minimum allowed per our Technical Design Standards. The minimum pavement composition in the Technical Design Standards shall be used unless further pavement analysis information is provided.
5. While it appears that pond P-304 is a dry basin, the entire footprint including maintenance easement shall be outside of the proposed right of way footprint.
6. The entire footprint of pond P-302 including maintenance easement shall be outside of the proposed lots.
7. There are several areas where storm sewer lines are placed at a considerable distance from lot lines. This results in easement areas encroaching within a significant portion of the lot and makes coordination of maintenance with property owners difficult. Where possible, catch basins and storm lines should be placed as close to lot lines as possible. Some instances of this are in the rear yards of lots 105-106/145-147, lots 85-86, the side yard of lot 171, rear yard of lots 122-125, lots 55-56 and lots 17-24.
8. Provide information regarding any master trails and Jerome Village maintained fencing/landscaping in the construction drawings.

9. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
10. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
11. Provide a stormwater management report for review.
12. Provide detailed construction drawings to private utility providers.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3165.



Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer

Cc: Matt Rotar, Union County Engineer's Office (via email)
Jeremy Burrey, USWCD (via email)



MEMO

March 8, 2019

Bradley J. Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

RE.: Jerome Village, Glacier Park Neighborhood Section 12 (GPN-12) – Preliminary Plat

Dear Brad,

I have reviewed the revised Preliminary Plat of Jerome Village Glacier Park Neighborhood Section 12 (GPN-12) as sent to our office on February 25, 2019. Upon review, the Preliminary Plat as filed appears to comply with the intended development of the proposed modified zoning plan filed with the Township.

The final Development Plan for GPN-12 was filed with the Township on February 25, 2019 and is scheduled to be presented to the Zoning Commission on March 25, 2019. However, because the Development Plan has not been reviewed by the Jerome Township Zoning Commission, nor approved by the Jerome Township Board of Trustees, I cannot guarantee that changes will not be requested by either Board prior to the Plan's approval by the Township.

The original proposed zoning plan indicated only 161 lots in GPN-12. However, due to the agreement between the Township and the Developer to allow for the movement of lots between subareas, and subsequently the increase in densities in subareas provided the overall Jerome Village open space requirement meets the 40% minimum, the Township allowed the Developer to increase the number of lots in GPN-12 by the 10% maximum. This brings the total lot count to 177, as is shown on the preliminary plat. The layout of the Preliminary Plat looks very similar to that of the layout of the zoning plan that was presented to the Zoning Commission. So, while this preliminary plat varies from the Zoning Plan as far as lot widths and lot counts, it does match the Development Plan that was submitted but has yet to be approved by the Township.

As always, my review is limited solely to the issues relating to compliance with the approved zoning, such as the proposed lot count, lot sizes, setbacks, open space percentages, etc. and does not cover technical related issues such as traffic, access, or site engineering. As such the zoning office confirms that these criteria are within those proposed by the applicant and recommended by the Jerome Township Zoning Commission and approved by the Jerome Township Board of Trustees. Please feel free to contact me at your convenience with any questions you may have regarding this review or the pending Preliminary Plat Approval.

Based upon this review our office has **no objections** regarding the proposed preliminary plat or to its pending approval.

Respectfully,

Mark Spagnuolo
Jerome Township Zoning Officer

Brad Bodenmiller

From: Jeremy Hoyt <jhoyt@marysvilleohio.org>
Sent: Thursday, March 7, 2019 3:15 PM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: Re: Reviewing agency comments reminder

Brad,

Please see below for our comments:

- A waterline connection from Mangrove Loop to the existing ERN-5 8" waterline stub (on the west side of the Regional Pump Station) shall be made for immediate looping purposes.
- A twelve (12) inch waterline shall be extended through the site from Ryan Parkway to the Wells Road / Canyon Wren Drive intersection. This waterline will provide an adequate location for future water system connections for properties located west and north of this development.
- All other technical details will be addressed during the Final Engineering process.

The City recommends approval upon addressing the aforementioned comments.

Please let me know if you need it on letterhead as I won't be able to get to this task until tomorrow.

Thanks,
Jeremy

On Thu, Mar 7, 2019 at 12:22 PM Brad Bodenmiller <bradbodenmiller@lucplanning.com> wrote:

Hi, folks,

This email is just a reminder to send me any comments for **Glacier Park Neighborhood, Section 12 (GPN-12) Preliminary Plat**. If you have comments, please send them today.

A link to the plat and other materials is below:

<https://www.lucplanning.com/thismonthatluc>

Hope everyone has a good weekend!

Bradley Bodenmiller

Executive Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

--

Jeremy Hoyt, P.E.

City Engineer / Deputy Public Service Director

City of Marysville, Ohio

209 South Main Street

Marysville, Ohio 43040

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

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

jhoyt@marysvilleohio.org





Staff Report – Johnson Township Zoning Amendment

Jurisdiction:	Johnson Township Zoning Commission c/o Chris Walker 137 North Main Street, Suite 316 Dayton, OH 45402 cwalker@vankleywalker.com (937) 226-9000
Request:	Review of Johnson Township Zoning Resolution text amendment, initiated by the Zoning Commission. The amendment amends the definitions of Accessory Use or Structure, Single Family Dwelling, and Family, creates the new definition of Accessory Dwelling, amends Article VIII Establishment and Purpose of Districts, amends Section 1012 Solar Energy Systems, creates Section 1032 Accessory Dwellings, and amends the Permitted Uses column of the Official Schedule of District Regulations.
Location:	Johnson Township is in Champaign County.

Staff Analysis:	<p>The Township provided a summary of the proposed text changes. Staff reviewed the proposal and offers modifications for the Township's consideration.</p> <p>Definitions.</p> <p>The Township proposes to amend the definition of Accessory Use or Structure. The definition proposed reads, "A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure Principal Building."</p> <ul style="list-style-type: none">○ Staff recommends keeping the word "structure", rather than replacing it with "Principal Building". There's a hierarchy to how the Zoning Resolution defines "Structure". The Zoning Resolution authorizes the establishment of uses or structures and the definition of structure includes buildings. Deviating may create inconsistencies in the Resolution. <p>The Township's proposal creates a new definition, Accessory Dwelling. As proposed, the definition reads, "A Dwelling located on the same lot as a principal Single Family Dwelling, for occupancy by either (a) a Family member over the age of 55 or (b) a Family member with a physical or mental</p>
------------------------	---



Staff Report – Johnson Township Zoning Amendment

disability. The occupant of an Accessory Dwelling must be a member of the Family of the owner and resident occupant of the principal Single-Family Dwelling.”

- Staff recommends the Township adjust this definition to remove the owner restriction. There are likely instances where a non-owner resident occupant may seek the same accommodation.

The definition of Family is redefined using criteria from Ohio court cases. It establishes “traditional family” and “functional family”. Traditional families are those related by birth, marriage, or adoption. Functional families are those of two or more persons whose relationship is functionally equivalent to a traditional family, but who are not related by birth, marriage, or adoption. The definition also provides a list of indicators of a functional family and a list of evidence for what is not a functional family.

- Staff recommends working closely with the Prosecutor’s Office on this definition because “family” has a broad and varied meaning.
- Staff does not recommend the list of evidence for what is not a functional family.

Article VIII Establishment and Purpose of District.

Section 811 and 812 are the district establishment and purpose sections for the R-1 and R-2 districts. Each of these sections specifies a maximum number of dwelling units per acre allowed. The proposed change alters the restriction from a maximum number of dwelling units per acre to a maximum number of dwellings per acre.

- Since multi-family dwellings are listed as conditional uses in each of the two districts and since a multi-family dwelling includes multiple dwelling units, staff does not recommend this change.

Section 1012 Solar Energy Systems.

The Township wants to make clear that net metering is permissible and to more clearly distinguish it from commercial generation. Net metering is an option for consumers generating their own electric to send the excess electric to the grid for use by others. Typically, too much or too little electricity is generated; the electric meter tracks and bills for only the “net” electric used. Without this change, the Township is concerned it may be unclear that net metering is allowed on lots with Single Family Dwellings.



Staff Report – Johnson Township Zoning Amendment

	<p>Section 1032 Accessory Dwellings. The Township wants to allow a second residential dwelling in all but manufacturing districts; this dwelling is limited to family members over the age of 55 or family members with a physical or mental disability. The proposed amendment establishes conditions for Accessory Dwellings in the Supplemental section and permits an Accessory Dwelling as a conditional use. The conditions keep the Accessory Dwelling subordinate in intensity and scale to the Single Family Dwelling. Conditions include maximum floor area and height, requirement for water and sewerage, off-street parking, and other conditions.</p> <p>Official Schedule of District Regulations. Changes to the Official Schedule of District Regulations include changing principally permitted uses from “Single Family Dwellings” to “Single Family Dwelling”, adding Accessory Dwelling to principally permitted uses in residential districts, and eliminating Single Family Dwellings from the B-2 District.</p> <ul style="list-style-type: none">○ Consistent with the proposed Section 1032—Accessory Dwellings, staff recommends the Township list Accessory Dwellings as conditional uses, not principal uses.○ If Single Family Dwellings is to be removed as a principally permitted use in the B-2 District, staff recommends striking the note about Single Family Dwellings in Column 23 Other Provisions and Requirements. <p>Prosecutor’s Office A copy of this proposal was forwarded to the County Prosecutor’s Office for consideration and comment. The comments from that Office should be reviewed and included in any recommendation.</p>
--	---

Staff Recommendations:	<p>Staff recommends APPROVAL WITH MODIFICATIONS, as noted in the staff report, of the proposed zoning amendment.</p> <p>The Township should consider the opinion of the Prosecutor’s Office when it is available.</p>
-------------------------------	--



Logan-Union-Champaign
regional planning commission

Staff Report – Johnson Township Zoning Amendment

**Z&S Committee
Recommendations:**



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Text Amendment Checklist

Date: March 2, 2019

Township: Johnson, Champaign Cty.

Amendment Title: Solar, accessory dwellings, schedule corrections

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 Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text 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 (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

10820 St Rt 347, PO Box 219

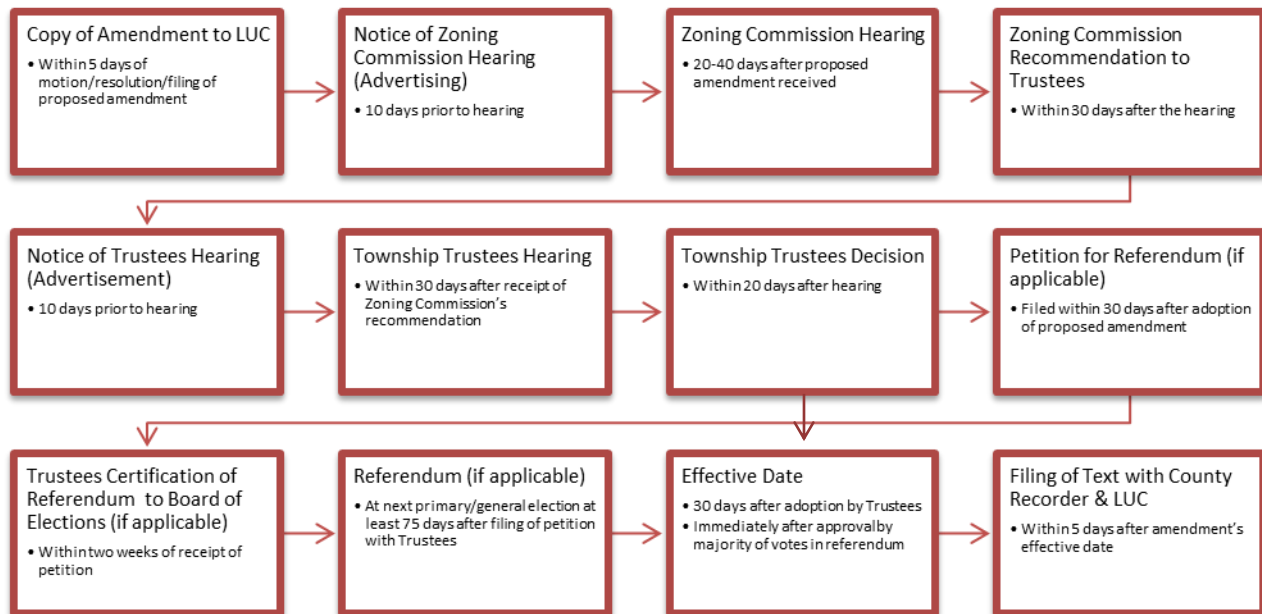
East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Township Zoning Amendment Process (ORC 519.12)



VAN KLEY & WALKER, LLC

137 North Main Street • Suite 316
Dayton, Ohio 45402-1772

Offices in:
Dayton
Columbus

www.vankleywalker.com

Christopher A. Walker
cwalker@vankleywalker.com
Phone: 937.226.9000
Fax: 937.226.9002

March 1, 2019

Mr. Brad Bodenmiller
LUC Regional Planning Commission
9676 E. Foundry St., PO Box 219
East Liberty, Ohio 43319

Re: Johnson Township Zoning Commission/Proposed Zoning Resolution amendments
regarding accessory dwellings, solar installations, and District Schedule

Dear Brad:

Pursuant to Ohio Revised Code Section 519.12, I am forwarding proposed amendments to Johnson Township's Zoning Resolution for consideration by the LUC. The proposed amendments are for the purposes described in the enclosed Summary of Proposed Amendments.

The Zoning Commission will hold a hearing on the proposed amendments at 6:00 p.m. on Wednesday, March 27, 2019, at the Johnson Township Building, 1938 Apple Road, St. Paris, Ohio 43072.

I have enclosed a copy of the proposed amendments, as well as a copy of the currently-effective Zoning Resolution. If you or other members of the LUC have questions, please contact me.

Sincerely,



Christopher A. Walker

Mr. Brad Bodenmiller

March 1, 2019

Page 2

cc: Jason Hoelscher, Zoning Commission Chairman (by electronic mail)
Jane Napier, Assistant County Prosecutor (by electronic mail)

Attachments (by electronic mail)

JOHNSON TOWNSHIP ZONING COMMISSION
SUMMARY OF PROPOSED AMENDMENTS TO ZONING RESOLUTION
February 27, 2019

A. Solar (39):

- a. Currently, Johnson Township zoning resolution restricts solar to installations providing power for principal use of the property.
- b. Most residential solar generation today is for net metering.
- c. Intention of the proposed amendment is to make clear that net metering is permissible.
- d. Proposed amendment does not permit commercial generation of electricity for resale, unless specifically authorized as permitted or conditional use.

B. Accessory dwellings (46):

- a. Intention of proposed amendment is to allow a second residential dwelling in all but M districts.
- b. Second residential dwelling limited to housing for either:
 - i. Family member over the age of 55, or
 - ii. Family member with a physical or mental disability.
- c. Footprint and height of accessory dwelling is limited:
 - i. Not less than 600 sq. ft. or larger than 816 sq. ft.
 - ii. Height not to exceed 20'.
- d. Accessory dwelling must either be served by public water and sewer, or both the accessory dwelling and primary residence must be connected to water and septic approved by the Health Department.
- e. Because proposed amendment is related to housing for family members, the proposed amendment also includes changes to definition of "family." Current definition, which is limited to blood relationships, may not survive judicial challenge in light of Ohio Supreme Court decisions.

C. Changes to District Schedule:

- a. Residential districts currently provide for "single family dwellings."
- b. Use of plural may support argument that more than one single family dwelling is permitted on one lot. This was not intent of the zoning resolution, and should be corrected. (Accessory dwelling is exception to the one-dwelling policy.)

JOHNSON TOWNSHIP
CHAMPAIGN COUNTY, OHIO
United States of America

ZONING RESOLUTION

First adopted:
August 19, 1985

This version:
DRAFT 9/26/2018
~~Approved by Township Trustees 7/17/2017~~

Section 1007	Yard/Property Requirements	37
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ARTICLE II - DEFINITIONS

Interpretation of Terms or Words. Certain terms or words used herein shall be interpreted as follows:

The word 'person' includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.

1. The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.
2. The word 'shall' is a mandatory requirement, the word 'may' is a permissive requirement, and the word 'should' is a preferred requirement.
3. The words 'used' or 'occupied' include the words 'intended, designed, or arranged to be used or occupied.'
4. The word 'lot' includes the words 'plot' or 'parcel'.

Accessory Use or Structure. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or ~~structure~~ Principal Building.

Adult Entertainment Facilities. A facility having a significant portion of its function as adult entertainment, which includes the following listed categories:

1. Adult Bookstore. An establishment having books, magazines, and other periodicals which are distinguished or characterized by their emphasis on matter depicting or relating to 'specified sexual activities' or 'specified anatomical areas' as a substantial or significant portion of its stock in trade or has a segment, section or sections devoted to the sale or display of such material.
2. Adult Booth. Any area of a sexually-oriented business establishment or tattoo parlor set off from the remainder of such establishment by one or more walls or other dividers or partitions and used to show, play, or otherwise demonstrate any adult materials or to view any live performance that is distinguished or characterized by an emphasis on the exposure, depiction, or description of 'specified anatomical areas' or the conduct or simulation of 'specified sexual activities'.
3. Adult Material. Any of the following, whether new or used:
 - a. Books, magazines, periodicals, or other printed matter, or digitally stored materials that are distinguished or characterized by an emphasis on the exposure, depiction, or description of 'specified anatomical areas' or the conduct or simulation of 'specified sexual activities'.
 - b. Films, motion pictures, video- or audiocassettes, slides, computer displays, or other visual representations or recordings of any kind that are distinguished or characterized by an emphasis on the exposure, depiction, or description of 'specified anatomical areas' or the conduct or simulation of 'specified sexual activities'.
 - c. Instruments, novelties, devices, or paraphernalia that are designed for use in connection with 'specified sexual activities' or that depict or describe 'specified anatomical areas'.

2. Net Density. The number of dwelling units per acre of land when the acreage involved includes only the land devoted to residential uses.

Dwelling. Any building or structure (except a house trailer or mobile home, as defined hereafter) which is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.

Dwelling, Accessory. A Dwelling located on the same lot as a principal Single-Family Dwelling, for occupancy by either (a) a Family member over the age of 55 or (b) a Family member with a physical or mental disability. The occupant of an Accessory Dwelling must be a member of the Family of the owner and resident occupant of the principal Single-Family Dwelling.

Dwelling, Industrialized Unit. A building unit or assembly of closed construction fabricated in an off-site facility, that is substantially self-sufficient as a unit or as part of a greater structure, and that requires transportation to the site of intended use. 'Industrialized Unit,' includes units installed on the site as independent units, as part of a group of units, or incorporated with standard construction methods to form a completed structural entity. 'Industrialized Unit' does not include a manufactured or mobile home as defined herein.

Dwelling, Manufactured Home. A non self-propelled building unit or assembly of closed construction that is fabricated in an off-site facility and constructed in conformance with the Federal construction and safety standards established by the Secretary of Housing and Urban Development pursuant to the "Manufactured Housing Construction and Safety Standards Act of 1974," 88 stat. 700, 42 U.S.C.A. 5415, 5403, and that has a permanent label or tag affixed to it, as specified in 42 U.S.C.A. 5415, certifying compliance with all applicable Federal construction and safety standards.

Dwelling, Mobile Home. A non-self-propelled building unit or assembly of closed construction that is fabricated in an off-site facility, built on a permanent movable chassis which is 8 feet or more in width and more than 35 feet in length, which when erected on site is 320 or more square feet, that is transportable in one or more sections and which does not qualify as a manufactured home or industrialized unit, as defined herein.

Dwelling, Multi-Family. A dwelling consisting of two or more dwelling units including condominiums with varying arrangements of entrances and party walls.

Dwelling, Rooming House (Boarding House, Lodging House, Dormitory). A dwelling or part thereof, other than a hotel, motel or restaurant where meals and/or lodging are provided for compensation, for three or more unrelated persons where no cooking or dining facilities are provided in the individual rooms.

Dwelling, Single-Family. ~~Detached, individual dwelling units.~~ A detached individual dwelling which accommodates one family living as one housekeeping unit. A "principal Single-Family Dwelling" is a Single-Family Dwelling that also constitutes a Principal Building as defined in this Zoning Resolution. The type of construction of such units as a Single-Family Dwelling shall conform to the applicable building code, or be classified as an Industrialized Unit under the Ohio Basic Building Code, or conform to the Ohio Revised Code (ORC 519.212) definition of permanently-sited manufactured housing. Permanently-Sited Manufactured Housing must:

1. Be constructed pursuant to the HUD Code (Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C.A. 88 stat.700, 5401 and 5403) after January 1, 1995;
2. Have a permanent label or tag attached to it as specified in 42 U.S. C.A. 5415, certifying compliance with all federal construction and safety standards;
3. Be attached to a permanent frost-free foundation meaning permanent masonry, concrete, or a locally approved footing or foundation (slab, crawl space foundation or full foundation), and connected to appropriate utilities;
4. Excluding any additions, have a width of at least 22 feet and a length of at least 22 feet, as manufactured;
5. Have a total living area of 1,000 square feet, excluding garages, porches, or attachments;
6. Have a conventional residential siding (i.e. lap, clapboard, shake, masonry, vertical natural materials), a 6-inch minimum eave overhang, and a minimum 'A' roof pitch of 3:12;
7. Have removed its indicia of mobility (temporary axles, trailer tongue, running lights) upon placement upon its foundation;
8. Meet all applicable zoning requirements uniformly imposed on all single-family dwellings in the particular district (excepting contrary requirements for minimum roof pitch and requirements that do not comply with HUD code standards for manufactured housing);
9. And, is not located in a manufactured home park as defined by ORC 3733.01.

Dwelling Unit. Space, within a dwelling, comprising living, dining, sleeping room or rooms, storage closets, as well as space and equipment for cooking, bathing and toilet facilities, all used by only one family and its household employees.

Easement. Authorization by a property owner for the use by another, and for a specified purpose, of any designated part of his property.

Essential Services. The erection, construction, alteration, or maintenance, by public utilities or municipal or other governmental agencies, of underground gas, electrical, water transmission, or distribution systems, collection, communication, supply or disposal systems or sites, including poles, wires, mains, drains, sewers, pipes, traffic signals, hydrants, or other similar equipment and accessories in connection therewith which are reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

Family. "Family" means either a "traditional family" or a "functional family" occupying a dwelling unit. A traditional family consists of one or more persons related to each other by birth, marriage, or adoption. A functional family consists of two or more persons whose relationship is functionally equivalent to a traditional family, but who are not related by blood, marriage, or adoption. A functional family must have a durable and distinct character with a demonstrable and recognizable bond characteristic of a cohesive family unit.

The following factors are indicators that a group of individuals is a "functional family":

- a. The sharing of social life such that joint economic, social, and cultural life is practiced on a permanent basis.
- b. The presence of minor dependent children regularly residing in the household and enrolled in local schools with one or more members of the household acting in the role of parents.

- c. The household has been living together as a unit for a year or more, whether in the current dwelling unit or other dwelling units.
- d. The individuals use the address of the dwelling unit for the purposes of voter registration, driver's license, motor vehicle registration, receipt of income from employment or governmental program; legal communications or notices, including health insurance or other programmatic communications; and the payment of taxes.
- e. Furniture and appliances are owned in common.
- f. Some members of the household are employed full-time in the community.

The following factors are evidence that a group of individuals is not a functional family:

- a. Different residents of the dwelling unit are away during the summer and do not share a single summer address.
- b. One or more individuals are claimed as dependents on the income tax returns of individuals not resident in the household.
- c. Persons occupying a boarding house, hotel, lodging house, group rental house, or fraternity or sorority house do not constitute a functional family.

~~One or more related persons occupying a single dwelling unit.~~

Flood Plain. That land, including the flood fringe and the floodway subject to inundation by the regional flood.

Flood, Regional. Large floods which have previously occurred or which may be expected to occur on a particular stream because of like physical characteristics. The regional flood generally has an average frequency of the one hundred (100) year recurrence interval flood.

Floodway. That portion of the flood plain, including the channel, which is reasonably required to convey the regional flood waters. Floods of less frequent recurrence are usually contained completely within the floodway.

Floodway Fringe. That portion of the flood plain, excluding the floodway, where development may be allowed under certain restrictions.

Floor Area of a Residential Building. The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas not devoted to residential use and attached garages, but including the area of roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls.

Floor Area of a Non-Residential Building (To be used in calculating parking requirements). The floor area of the specified use excluding stairs, washrooms, elevator shafts, maintenance shafts and rooms.

Floor Area, Usable. Measurement of usable floor area shall be the sum of the horizontal areas of the several floors of the building, measured from the interior faces of the exterior walls.

ARTICLE VIII - ESTABLISHMENT AND PURPOSE OF DISTRICTS

Section 800 - Intent. The following zoning districts are hereby established for the township. For the interpretation of this Resolution, the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this Resolution. In addition, the specific purpose of each zoning district shall be as stated.

Section 810 - Rural District (U-1). The intention of the rural district is to provide land which is suitable or used for agriculture, conservation, very low density residence and public and quasipublic purpose. Very low density residential land use refers to single-family farm housing-unit dwellings and isolated residential developments not requiring a major plat under the county's subdivision regulations (A major plat consists of 6 or more lots). ~~Some residential, commercial and industrial development may be permitted as conditional uses under Section 560.~~ On-site water and sewer facilities are permitted, provided such facilities comply with the county health department regulations. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

Section 811 - Low Density Residential District (R-1). The purpose of the low density residential district is to provide land for single family ~~dwelling-unit dwellings~~ not to exceed four dwelling ~~dwelling-units~~ per acre with a central sewerage system. This district shall also include land that is subdivided which requires a major plat under the county's subdivision regulations. (A major plat consists of 6 or more lots). Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

Section 812 - Medium Density Residential District (R-2). The purpose of the medium density residential district is to provide land for single and multi-family ~~housing-unit dwellings~~ not to exceed eight (8) families per acre with a central sewerage system. This district also more closely resembles the existing density in the unincorporated communities within the township.

Section 813 - Grandview Heights and Labon Acres Residential District (R-5). The purpose of the Grandview Heights and Labon Acres residential district is to provide for residential development in accordance with the following prescribed rules and regulations by the residents of Grandview Heights and Labon Acres.

1. Any additional accessory buildings such as utility storage or garage, must be constructed with approved new materials for roof and siding.
2. No mobile homes are permitted.
3. No buildings for business purposes shall be erected without a petition signed by a majority of the 'free holders' to present to the Zoning Commission.
4. No buildings to house or raise poultry or livestock are permitted.
5. New residential buildings shall be set back to conform with existing dwellings plus meet all other zoning regulations.
6. Any owner of camping and recreational equipment may park or store equipment on single family residential property subject to the following conditions:

area bounded by the right-of-way lines of such corner lots and a line joining points along said street lines fifty (50) feet from the point of intersection.

Section 1009 - Multi-Family Dwellings. Multi-family dwellings shall be considered as one (1) building for the purpose of determining front, side and rear yard requirements. The entire group as a unit shall require one (1) front, one (1) rear and two (2) side yards as specified for dwellings in the appropriate district. Each individual building shall meet all yard requirements for the appropriate district as though it were on an individual lot.

Section 1010 - Non-Residential Uses Abutting Residential Districts. Non-residential buildings or uses shall not be located in or conducted closer than forty (40) feet to any lot line of a residential district, except that the minimum yard requirements may be reduced to fifty (50) percent of the requirement, if acceptable landscaping or screening approved by the Zoning Inspector is provided.

Section 1011 - Television Satellite Reception Dishes. A television satellite dish reception dish exceeding twenty-four (24) inches in diameter shall not be located in any front yard nor in any side yard closer to the front lot line than the front of an adjoining residential structure which may exist within one hundred (100) feet from the lot on which the dish is proposed. Said dish shall meet the minimum side and rear yard requirements for accessory structures.

Section 1012 - Solar Energy Systems. Solar energy systems are permitted in all districts, subject to the following conditions:

1. A permit shall be issued by the Township Zoning Inspector after submission and review of the following items. The application for said permit shall include standard drawings and an engineering analysis of the complete solar energy system. The standard drawings shall include a line drawing of the electrical components in sufficient detail to allow for a determination that the manner of installation conforms to the National Electric Code and that all conditions set forth in this resolution are addressed (including system location with respect to property lines and all other structures). The analysis shall be certified by a professional mechanical, structural, and/or civil engineer. The analysis shall also show planned maintenance tasks with an appropriate schedule for each.
2. ~~The solar energy system is to provide power for the principal use of the property whereon said system is to be located and shall not be for the generation of power for commercial purposes for resale.~~ is for the primary purpose of offsetting all or part of the electricity requirements of the property on which the system is to be located. "Offsetting all or part of the electricity requirements of the property on which the system is to be located" means either (a) generation of electricity for direct consumption on the property, or (b) net metering or similar arrangements whereby the electricity produced by the solar energy system displaces electricity that would otherwise be purchased from an electric utility or supplier for the property. Solar energy systems for commercial generation of electricity for resale are not permitted, unless specifically authorized as a permitted or conditional use in the applicable zoning district.
3. The solar energy system shall be set back from side and rear lots according to the minimum distances shown for Accessory Structures Buildings in the "Official Schedule of District Regulations."

3. Temporary or Mobile Building Prohibited. No medical marijuana entity shall be located within a temporary or mobile building in any zoning district.

Section 1032—Accessory Dwellings.

1. Where specified within residential zoning districts, Accessory Dwellings may be permitted as a conditional use, subordinate to and associated with a principal Single-Family Dwelling, provided that the following standards are met:
 - a. The size of the Accessory Dwelling shall not be smaller than 600 square feet of floor area, nor larger than 816 square feet of floor area. The height of the Accessory Dwelling shall not exceed 20 feet.
 - b. The Accessory Dwelling shall maintain a single-family residential appearance that is compatible with the principal Single-Family Dwelling and the neighborhood. An architectural rendering and floor plan shall be provided to and approved by the Board of Zoning Appeals.
 - c. The lot coverage required in the Official Schedule of District Regulations shall not be exceeded.
 - d. The Accessory Dwelling shall have public water and sewer service, or both the principal Single-Family Dwelling and the Accessory Dwelling shall be connected to water supply and wastewater disposal systems that are approved by the Health Department.
 - e. Off-street parking for the principal Single-Family Dwelling and the Accessory Dwelling shall meet the requirements of Article XI OFF-STREET PARKING AND LOADING REQUIREMENTS. In addition to the parking spaces required for the Single-Family Dwelling, the Accessory Dwelling shall also provide for two off-street parking spaces. No parking space on the lot shall block another.
 - a. The Accessory Dwelling shall meet the standards of the current edition of the Ohio Residential Building Code.
2. As long as the Accessory Dwelling is used as a residence for (a) a Family member over the age of 55 or (b) a Family member with a physical or mental disability, the principal use of the property retains its single-family dwelling status. Conversion of an Accessory Dwelling to a rental unit for the use of persons other than (a) a Family member over the age of 55 or (b) a Family member with a physical or mental disability requires zoning approval as a Multi-Family Dwelling.

ZONING DISTRICTS (Symbols as used on the official zoning map)	PERMITTED USES (Accessory uses and essential services are included} See Sections 561 through 568 for uses other than permitted.	CONDITIONAL USES (Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)	PLANNED UNIT DEVELOPMENT USES (Permitted upon Approval by the ZONING COMMISSION AND ISSUANCE OF CERTIFICATE BY THE BOARD OF ZONING APPEALS)
1	2	3	4
U-1 RURAL	Single-family dwellings, Agriculture, Forestry, Home occupation, Public uses Single-family dwelling, Accessory dwelling, Agriculture, Forestry, Home occupation, Public uses	Personal services, Craft & gift shop, Service business, Quasi public uses, Animal hospital & clinic, food processing, Mining, commercial quarries, sand and gravel pits, Non-commercial recreation, Mobile homes individually***	
R-1 LOW DENSITY RESIDENTIAL	Single-family dwellings, Home Occupation, Public & Quasi-Public uses Single-family dwelling, Accessory Dwelling, Home occupation, Public and Quasi-Public uses	Multi-family dwelling**, Public service facility, Service business, Personal services, Mobile homes individually***	Residential, Commercial, Public & Quasi-public uses individually or in combination
R-2 MEDIUM DENSITY RESIDENTIAL	Single-family dwellings, Home Occupation, Public & Quasi-Public Uses Single-family dwelling, Accessory dwelling, Home occupation, Public and Quasi-public uses	Multi-family dwelling**, Service business, Personal services, Mobile homes individually***, Public service facility	Residential, Commercial, Public & Quasi-public uses individually or in combination
R-5 GRANDVIEW HEIGHTS & LaBon Acres Residential	Single-family dwellings, Home Occupation, Public & Quasi-Public Uses Single-family dwelling, Accessory dwelling, Home occupation, Public and Quasi-public uses		Residential, Commercial, Public & Quasi-public uses individually or in combination
B-2 LOCAL BUSINESS	Personal Services, Offices, Service Business, Eating & Drinking Establishments, Food Processing, Commercial Recreation, Travelers' Lodgings, Farm Implement Sales & Service, Single-family dwellings, *	Business; Public service facility; Animal hospital clinic; Drive-in; Club or fraternal organization; Nursing home; Food processing; Nursery; Light manufacturing; Commercial recreation; Printing and publishing; Signs and advertising structures; Mining, Commercial quarries, Sand and gravel pits; Kennels, Mobile homes individually***	Residential, Commercial, Public & Quasi-public uses individually or in combination
M-2 HEAVY MANUFACTURING	Light and Heavy Manufacturing & directly related offices & retail sales, Wholesale & Warehousing, Transport Terminals, Food Processing, Home Occupation, Supply Yards, Service Business, Animal Hospital, Clinic, Single-family dwelling, *	Low density residential; Storage facility; Public service facility; Junk storage & sales; Shopping type retail business; Adult entertainment; Mining, Commercial quarries, Sand and gravel pits; Mobile homes individually***	Commercial, Industrial, Public & Quasi-public uses individually or in combination

ZONING DISTRICTS (Symbols as used on the official zoning map)	MINIMUM LOT SIZE			MAXIMUM PERCENTAGE OF LOT TO BE OCCUPIED (Principal and accessory buildings)	MINIMUM FLOOR AREA (Square feet) (Principal Buildings)	MAXIMUM HEIGHT OF (PRINCIPAL) BUILDINGS	
	(Square feet per household)		FRONTAGE Width (feet)			Stories	Feet
	With On-Site Sewage Treatment	With Group or Central Sewage Treatment					
1	5	6	7	9	10	11	12
U-1 RURAL	87,120	20,000	300 150	25	1,100	2 1/2	35
R-1 LOW DENSITY RESIDENTIAL	43,560	10,800	200 80	25	1,100	2 1/2	35
R-2 MEDIUM DENSITY RESIDENTIAL	43,560	5,400 (multi)	200 60	25	1,100	2 1/2	35
R-5 GRANDVIEW HEIGHTS & LaBon Acres Residential	43,560 4,500 Lot of record	None	200 50	25	1,100	2 1/2	35
B-2 LOCAL BUSINESS	43,560	none	200 60	50	none*	2	40
M-2 HEAVY MANUFACTURING	120,000	40,000	200 150	50	none*	4	50**

ZONING DISTRICTS (Symbols as used on the official zoning map)	MINIMUM YARD DIMENSIONS (feet)				ACCESSORY BUILDINGS		
	Front	Side Yards		Rear	Maximum height (feet)	Minimum Distance In Feet To	
		One Side Yard	Sum of Side yards			Side Lot Line	Rear Lot Line
1	13	14	15	16	17	18	19
U-1 RURAL	50	20	40	40	20	5	10
R-1 LOW DENSITY RESIDENTIAL	35	10	20	40	15	5	10
R-2 MEDIUM DENSITY RESIDENTIAL	30***	4	10	30	15	2	5
R-5 GRANDVIEW HEIGHTS & LaBon Acres Residential	*	*	*	*	15	2	5
B-2 LOCAL BUSINESS	30	none*	none*	30	15	0*	0*
M-2 HEAVY MANUFACTURING	40	25	50	50	25	10*	20

ZONING DISTRICTS (Symbols as used on the official zoning map)	MINIMUM (MANDATORY) OFF-STREET PARKING SPACE	MINIMUM (MANDATORY) OFF-STREET LOADING SPACE	SIGNS PERMITTED	OTHER PROVISIONS AND REQUIREMENTS (Supplementary regulations, prohibitions, notes, etc.)
1	20	21	22	23
U-1 RURAL	Two spaces for each dwelling unit.	none	Yes, under Article XII	Use of land or buildings for agriculture purposes are not affected by this Resolution and no zoning certificate shall be required for any such building or structure or use of land, Residential structures do require a permit. **
R-1 LOW DENSITY RESIDENTIAL	Two spaces for each dwelling unit.	none	Yes, under Article XII	
R-2 MEDIUM DENSITY RESIDENTIAL	Two spaces for each dwelling unit.	none	Yes, under Article XII	***Front setback for lots of record may be same as nearest adjoining residential structure.
R-5 GRANDVIEW HEIGHTS & LaBon Acres Residential	Two spaces for each dwelling unit.	none	Yes, under Article XII	*See Section 813
B-2 LOCAL BUSINESS	See Article XI	One space for the first 5,000 sq. ft. of floor area or less and one additional for each additional 10,000 sf. Or fraction thereof of ground floor area.	Yes, under Article XII	*For residential, refer to R-2 regs.
M-2 HEAVY MANUFACTURING	See Article XI	One space for the first 5,000 sq. ft. of floor area or less and one additional for each additional 10,000 sf. Or fraction thereof of ground floor area.	Yes, under Article XII	Mineral extraction cannot be conducted closer than 500 feet from any residential district and no other manufacturing operation shall be less than 200 feet to any residential structure. *Refer to R-2 regs. **50; provided that, in the case of a principal building which has been set back: a minimum depth of 200 feet from the front from the rear lot line and a minimum width on either side of the principal building of 100 feet from the side lot lines with the combined minimum width of both sides of 200 feet, then the maximum height of a principal building shall not exceed 65 feet.

No new dwelling shall be constructed within 1500' of an existing animal feed lot.



Logan-Union-Champaign
regional planning commission

Staff Report – Richland Township Zoning Amendment

Jurisdiction:	<p style="text-align: center;">Richland Township Zoning Commission c/o Wayne Wickerham 9249 State Route 117 Huntsville, OH 43324 (937) 407-2473</p> <p style="text-align: center;">IL Shore Holding, LLC c/o John Bodin PO Box 68 Bellefontaine, OH 43311 (937) 593-6065</p>
Request:	<p>The Zoning Commission received an application to rezone a single parcel (1.922 acres) from Medium Density Residential District (R-2) to Local Business District (B-2). Note: The initial application, reviewed by LUC in January 2019, was withdrawn and the process restarted by this application.</p> <p>Parcel(s) involved:</p> <ul style="list-style-type: none">○ 38-006-00-00-015.020 <p>Acreage proposed to be rezoned:</p> <ul style="list-style-type: none">○ 1.922 <p>Existing use:</p> <ul style="list-style-type: none">○ “Vacant land” <p>Proposed use:</p> <ul style="list-style-type: none">○ “Commercial parking lot, boat docks & associated facilities”
Location:	<p>The parcel is in the northeast corner of Indian Lake at the intersection of Parker Drive and Oak Avenue.</p>
Staff Analysis:	<p>Application. The proposed use is described in detail in the application. The intent is for a facility to provide local access to boating with a neighborhood park-like appearance. The application identifies a community need for property owners in the area, who do not have water frontage, to have a space to dock boats. The intent is to limit the use to parking and docking.</p> <p>Zoning Resolution & Comprehensive Plan. The Logan County Comprehensive Plan was updated in 2007; Richland Township does not have a comprehensive</p>



Logan-Union-Champaign regional planning commission Staff Report – Richland Township Zoning Amendment

plan separate from its Zoning Resolution. The County Plan does not offer guidance on this exact scenario, but generally recommends commercial growth and development in Villages/Cities to contain sprawl.

The purpose of the R-2 District is to permit establishment of medium density single family dwellings not to exceed eight dwelling units per gross acre. The classification more closely resembles the existing development pattern within the older platted subdivisions in the Township. The district is also designed to permit multi-family dwellings as a conditional use (Zoning Resolution, pp. 30).

The purpose of the Local Business District (B-2) is to provide land for retail and personal service establishments offering convenience-type goods and services for the daily needs of the people. Some shopping-type retail facilities may be permitted as a conditional use (Zoning Resolution, pp. 30).

It is not unusual for residential subdivisions to include common areas to serve residents; boat docks and associated facilities seem a reasonable common area facility.

Unfortunately, the R-2 District does not list commercial/non-commercial recreation as a permitted or conditional use. Only the U-1 District and B-2 District permit recreation as either principal (B-2 District) or conditional uses (U-1 District).

Vicinity Land Uses & Zoning.

Land uses west and north of the parcel appear to be predominantly single-family residential subdivisions. This includes some vacant lands.

Land uses east and south of the parcel appear to be predominantly natural/preserve/recreation, including Indian Lake itself and lands owned by the State of Ohio. Lands further east are predominantly agricultural.

All adjoining and adjacent zoning is R-2 District, there is no B-2 District—the closest B-2 District is +/-0.25 miles from this parcel. Reclassifying this R-2 District parcel to B-2 District may create a spot of B-2 District and will allow the variety of uses permitted in the District on the parcel.

Rezoning this parcel and additional acreage to the east to U-1 District may be a larger more comprehensive rezoning, permitting uses including conservation, single-family dwellings, agriculture, and recreation (as a conditional use).



Logan-Union-Champaign regional planning commission

Staff Report – Richland Township Zoning Amendment

Staff Recommendations	<p>Staff recommends <i>DENIAL</i> of the proposed zoning amendment. Staff is concerned about the small size of the area proposed, that it is not adjacent to an existing B-2 District, and that rezoning to B-2 would allow additional uses not necessarily compatible with the existing neighborhood.</p> <p>A new application to rezone a larger area to U-1 seems more in keeping with nearby land uses and the Zoning Resolution.</p> <p>Staff recommends the Township look at the zoning text and consider recreation as a conditional use in the R-2 District.</p>
Z&S Committee Recommendations	

Date of Request.

February 13 2019

Logan-Union-Champaign Regional Planning Commission
c/o Brad Bodenmiller
PO Box 219
East Liberty, OH 43319
bradbodenmiller@lucplanning.com

**RE: Zoning Parcel Amendment Application, Richland Township, Logan County
IL Shore Holding LLC**

Dear LUC Regional Planning Commission Committee Members:

The Richland Township Zoning Commission received a Zoning Parcel Amendment Application. The Application proposes an amendment to the Zoning Map.

Description of Zoning Parcel Amendment.

The acreage involved is 1.922 acres. The parcel involved is: 38-006-00-00-015.020.

The existing zoning is: R-2 District

The existing land use is: Vacant land

The proposed zoning is: B-2 District

The proposed land use is: Commercial parking lot, boat docks, and associated facilities

Public Hearing.

The Richland Township Zoning Commission of Logan County, Ohio, will hold a public hearing concerning the proposed amendments at 7 PM on March 17, 2019, in the Richland Township Hall.

Point of Contact.

Please consider me Richland Township's point of contact for this matter. My contact information is below:

Wayne Wickerham
9249 State Route 117
Huntsville, OH
(937) 407-2473

Sincerely,


Wayne Wickerham



Logan-Union-Champaign regional planning commission

Zoning Parcel Amendment Checklist

Date: 7-13-2019

Township: Richland

Amendment Title: IL Shoreholding LLC

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

**APPLICATION FOR ZONING AMENDMENT
RICHLAND TOWNSHIP, LOGAN COUNTY, OHIO**

**TO THE BOARD OF TRUSTEES OF THE RICHLAND TOWNSHIP, LOGAN COUNTY,
STATE OF OHIO:**

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

APPLICANTS' NAME:

IL Shore Holding, LLC

APPLICANTS' ADDRESS:

7860 Rose Path, Russells Point, Ohio 43348

APPLICANTS' PHONE:

937-935-2759

ADDRESS OF PROPERTY TO BE REVIEWED:

11101 Parker Drive, Belle Center, Ohio 43310

PPN #: 38-006-00-00-015.020 (V.M.S. Designation 13393, lot 5, containing 1.922 acres)

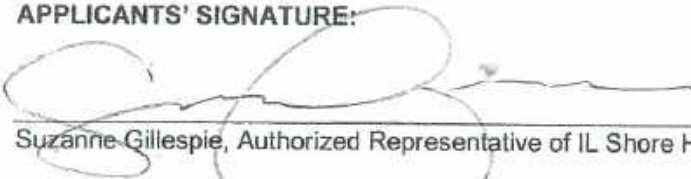
PRESENT EXISTING USE: Vacant Land

PRESENT ZONING DISTRICT: R-2

PROPOSED USE: Commercial parking lot, boat docks & associated facilities

PROPOSED ZONING DISTRICT: B-2

APPLICANTS' SIGNATURE:



Suzanne Gillespie, Authorized Representative of IL Shore Holding, LLC

DATE: 2/8/19

ZONING INSPECTOR'S SIGNATURE:



DATE: 2/12/19

Required Attachments:

- a. Vicinity map approved by Zoning Inspector
- b. List of all property owners and their addresses
- c. Fee (\$1,000.00)
- d. Deed w/legal description
- e. Brief description of purpose for zoning change

Name of Contact Person John Bodin, Attorney for Applicants

Mailing Address Thompson, Dunlap & Heydinger, Ltd., 1111 Rush Ave., PO Box 68, Bellefontaine, OH 43311 **Phone No.** (937) 593-6065

LOT 38-006-00-00-015-020
IL SHORE HOLDINGS LLC

20:00' -
11:00' TYP.

150' x 120' AREA
TO BE FILLED 4' HIGHER

10.00

220.00 LONG
20 EACH BAYS AT 11'

24.00'

35.00°

00

66.00' LONG
6 BAYS AT 11'

4.00"

220.00 LONG
20 EACH BAYS

SCALE	SHEET NUMBER
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1 = 40	
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PLOT DATE	1/1
-----------	-----

5/11/2018

07/11/2010	FILE NAME
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FILE NAME	DOAT DOOR
-----------	-----------

LOT 35-005-006-00-00-015-020
ILL. SHORE HOLDINGS LLC

B-2

150' x 120' AREA
TO BE FILLED 4' HIGHER

11.00' TYP

20.00'

10.00'

20 EACH BAYS AT 11'
220.00' LONG

20 EACH BAYS AT 11'
220.00' LONG

24.00'

66.00' LONG
6 BAYS AT 11'

30.00'

24.00'

0 10 20 30 40
SCALE IN FEET

SCALE SHEET NUMBER

1 = 40

PLOT DATE

5/11/2018

FILE NAME

BOAT DOCK PERMIT

1/1

R-2

R-2

LOT 38-006-006-00-00-015-020
IL SHORE HOLDINGS LLC

R-2

150' X 120' AREA
TO BE FILLED 1' HIGHER

20.00'
11.00' TYP

220.00' LONG
20 EACH BAYS AT 11'

66.00' LONG
6 BAYS AT 11'

220.00' LONG
20 EACH BAYS AT 11'

R-2

R-2

R-2 35.00'

R-2 30.00'

R-2

R-2

R-2

R-2

R-2

R-2

R-2

8.10 29.30 40
SCALE IN FEET

SCALE SHEET NUMBER

1 = 40

PLOT DATE

5/11/2018

1/1

FILE NAME

BOAT DOCK PERMIT

IL Shore Holding, LLC

Indian Lake Shores Property

Individuals owning property adjacent to the IL Shore Holding property-

- ROBERT ANDERSON
16172 OAK AVE
BELLE CENTER OH 43310
- COCKERHAM LESTER & JOANN
5733 SOMERS GRATIS RD
CAMDEN OH 45311

Property owner across the channel-

- FLAHERTY TERESA & LINDA HASH & LARRY LUPTON ETAL
16167 OAK AVE
BELLE CENTER OH 43310
 - Also owns across the street
- MARTIN E SCHULZE ETUX & MARY E SCHULZE
961 UNION RD
CLAYTON OH 45315
- SANDRA K SMITH
11395 PARKER DR
BELLE CENTER OH 43310
- MICHAEL AND GEORGIA MATTHEWS
11088 PEACH LANE
BELLE CENTER OH 43310
- GARY R SALMONS ETAL
8277 WINDY HOLLOW RD
JOHNSTOWN OH 43031
- BRUCE M BLACK
2995 LAWRENCE RD
HARROD OH 45850
- TAYLOR MICHAEL P & LORI A
11044 PEACH CT
LAKEVIEW OH 43331

GENERAL WARRANTY DEED
(PURSUANT TO OHIO REVISED CODE § 5302.05)

KNOW ALL MEN BY THESE PRESENTS that **PHILLIP M. ROEDER**, a married person, of Hancock County, Ohio, and **ANDREW LASTER**, a married person, of Hancock County, Ohio, for valuable consideration paid, grant with general warranty covenants, to **IL SHORE HOLDING LLC**, AN OHIO LIMITED LIABILITY COMPANY, whose tax mailing address is:

7860 Rose Path
Russells Point, Logan County, Ohio 43348,

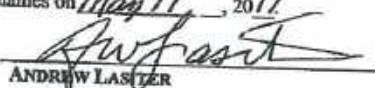
the real property described in the attached *Exhibit A* herein incorporated by reference.

Permanent Parcel #: 38-006-00-00-015.020

Prior Instr. Reference: OR Vol 1127, Page 468

IN WITNESS WHEREOF, We have subscribed our names on May 17, 2017.


PHILLIP M. ROEDER


ANDREW LASTER

RELEASE OF DOWER: **JANINE K. LADD-ROEDER**, spouse of the grantor, hereby releases her entire expectancy of dower, in the real property described herein, and evidences such release with her signature below.


JANINE K. LADD-ROEDER

RELEASE OF DOWER: **RHONDA LASITER**, spouse of the grantor, hereby releases her entire expectancy of dower, in the real property described herein, and evidences such release with her signature below.


RHONDA LASITER

EXHIBIT "A"

Parcel Number: 38-006-00-00-015.020

Lying in Virginia Military Survey 13393, Richland Township, Logan County, Ohio.

Being out of the Phillip M. Roeder and Andrew Lasiter 5.143 acre tract as deeded and described in Official Record 1127, Page 468 of the Logan County Records of Deeds and being more particularly described as follows:

Beginning on a point in a channel on the Southeast corner of Lot 11 and Northeast corner of Lot 10 of Wilderness Shores Subdivision Phase Two (Plat Cabinet B, Slide 104).

Thence, with the lines of the Robert Anderson 0.307 acre tract (O.R. 1119, Pg. 106), the following three courses:

N. 84°-06' -57" E, a distance of 150.07 feet to a 5/8 inch iron rod found, passing a 5/8 inch iron rod found at 45.00 feet.

N. 05° -56' -59" W, a distance of 66.31 feet to a 5/8 inch iron rod found.

With a curve to the left, having a central angle of 87° -23' 37", a radius of 25.00 feet, an arc length of 38.13 feet, a chord bearing N 52° -15' 00" W, a distance of 34.54 feet to a 5/8 inch iron rod found on the South right-of-way of Oak Avenue.

Thence, with the South right-of-way of Oak Avenue (50 feet wide), N 84° -05'-00" E, a distance of 75.00 feet to a 5/8 inch iron rod found.

Thence, with the East right-of-way of Parker Drive, N 05° -55' -00" W, a distance of 80.00 feet to a 5/8 inch iron rod set.

Thence, S 24° -30' -37" E, a distance of 349.33 feet to a point in the channel, passing a 5/8 inch iron rod set at 329.33 feet.

Thence, within the channel, the following two courses:

S 47° -49' 00" W, a distance of 248.30 feet to a point, reference by a 5/8 inch iron rod set bearing N 20° -57' -56" E, a distance of 23.56 feet.

S 07° -01' -59" W, a distance of 12.75 feet to a point on the Northeast corner of Lot 5 of the aforesaid Wilderness Shores Subdivision Phase Two.

Thence, with the lines of Wilderness Shores Subdivision Phase Two and within a private channel, the following two courses:

N 61° -53' -10" W, a distance of 130.94 feet to a point, referenced by a 5/8 inch iron rod set bearing N 59° -56' -31" E, a distance of 43.43 feet.

N 05° -53' -11" W, a distance of 247.05 feet to the Point of Beginning.

Containing 1.922 acres.

Property is subject to any and all previous easements and rights-of-way of record.

The basis for bearings is the South right-of-way of Locust Avenue, being N 84° -05' -00" E, and all other bearings are from angles and distances measured in a field survey by Lee Surveying and Mapping Co., Inc. on October 27, 2016. Description prepared by Jeffrey L. Lee, professional surveyor 6359 on November 1st, 2016.

DESCRIPTION OF PURPOSE FOR ZONING CHANGE

Our plan is for IL Shore Holding, LLC to build and maintain a facility which would provide an opportunity for local access to boating, with a safe, but attractive neighborhood park like appearance. There is a community need for property owners in this residential area who do not have property frontage on the water to have a space to dock their boat, so that they may have convenient access to boating on Indian Lake. For the many community residents who have already expressed an interest in reserving one of these proposed docking spaces, this location is a short walk from their property. We will also provide plenty of off-street parking for those who might not be able to walk to their boat.

Our docks will be constructed to the highest industry standards and will be maintained on a regular basis. The area will be attractively landscaped and limited in use for parking and docking. We have established a good reputation in dock rentals over our eight years in this community and feel that we are well-suited to satisfy this demand.

A handwritten signature in dark ink, appearing to read 'Suzanne Gillespie', is written over a horizontal line.

Suzanne Gillespie, IL Shore Holding, LLC

ARTICLE VIII ESTABLISHMENT AND PURPOSE OF DISTRICTS

Section 800 Intent. The following zoning districts are hereby established for the Township. For the interpretation of this Resolution, the zoning districts have been formulated to realize the general purposes as set forth in the preamble of this Resolution. In addition, the specific purpose of each zoning district shall be as stated.

Section 810 Rural District (U-1). The intention of the rural district is to provide land which is suitable or used for agriculture, conservation, very low density residential and public and quasipublic purpose. Very low density residential land use refers to farm housing units and isolated residential developments not requiring a major plat under the County's Subdivision Regulations. (A major plat consists of 6 or more lots). Some residential, commercial and industrial development may be permitted as conditional uses under Section 560. On-site water and sewer facilities are permitted, provided such facilities comply with the County Health Department or the Ohio Environmental Protection Agency regulations as the case may be. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

Section 811 Low Density Residential District (R-1). The purpose of the low density residential district is to provide land for single family dwelling units not to exceed four dwelling units per acre with a central sewerage system. This district shall also include land that is subdivided which requires a major plat under the County's Subdivision Regulations. (A major plat consists of 6 or more lots). Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

Section 812 Medium Density Residential District (R-2). The purpose of the R-2 District is to permit the establishment of medium density single family dwellings not to exceed eight dwelling units per gross with a central sewerage system. This classification more closely resembles the existing development pattern within the older platted subdivisions in the township. This district is also designed to permit multi-family dwellings as a conditional use. Specific permitted uses and conditional uses are listed on the Official Schedule of District Regulations.

Section 813 Local Business District (B-2). The purpose of the local business district is to provide land for retail and personal service establishments offering convenience-type goods and services for the daily needs of the people. Some shopping-type retail facilities may be permitted as a conditional use. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

Section 814 Heavy Manufacturing District (M-2). The purpose of the heavy manufacturing district is to provide land for the development or operation of major manufacturing, processing, warehousing, research and testing facilities. These activities may require extensive community facilities or reasonable access to collector and arterial highways; they may have extensive open storage and service areas and generate heavy traffic. Specific permitted and conditional uses are listed on the Official Schedule of District Regulations.

OFFICIAL SCHEDULE OF DISTRICT REGULATIONS

Richland township.

ZONING DISTRICTS

(Symbols as used on the Official Zoning Map)

PERMITTED USES

(Accessory Uses and essential services are included)

CONDITIONAL USES

(Permitted upon issuance of a Conditional Use Permit by the Board of Zoning Appeals)

1

2

3

U-1 RURAL	Single-family dwelling; Agriculture; Conservation; Very low density residential; Home occupation; Roadside vegetable produce stands; Manufactured dwelling (Modular & sectional units); Public & quasipublic uses; Tree & plant nursery;	Veterinary animal hospital or clinic; Kennel; Mineral extraction; Service business; Commercial & non-commercial recreation; Convenience & shopping-type retail; Public service facility; Personal services; Offices; Wholesale & warehousing; Essential services; Light manufacturing; Manufactured dwelling (mobile home); Manufactured dwelling (mobile home) park; Junk yard; Motor vehicle salvage facility;
R-1 LOW DENSITY RESIDENTIAL	Single-family dwelling; Manufactured dwelling (Modular & sectional units); Public & quasipublic uses;	Essential services; Home occupation;
R-2 MEDIUM DENSITY RESIDENTIAL	Single-family dwelling; Manufactured dwelling (Modular & sectional units); Public & quasipublic uses;	Home occupation; Essential services; Manufactured dwelling (mobile home*); Multi-family dwelling;
B-2 LOCAL BUSINESS	Commercial recreation; Convenience & shopping type retail; Offices; Gasoline service station; Eating & drinking establishment; Service business; Personal services; Transient lodgings; Warehouses; Single-family dwelling*; Manufactured dwelling (modular, sectional & mobile units*); Public & quasipublic uses; Tree & plant nursery;	Light manufacturing; Multi-family dwelling*. Public service facility; Essential services; Manufactured dwelling (mobile home) park;
M-2 HEAVY MANUFACTURING	Light & heavy manufacturing; Service business; Offices; Supply yards; Wholesale & warehousing; Transport terminals; Single-family dwelling*; Manufactured dwelling (Modular & sectional units*); Mineral extraction; Public & quasipublic uses;	Public service facility; Manufactured dwelling (mobile home*);



Zoning & Subdivision Committee
Thursday, March 14, 2019

The Zoning and Subdivision Committee met in regular session on Thursday, March 14, 2019 at 12:30 pm at the LUC East Liberty Office.

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

Guests included: Mark Spagnuolo, Jerome Township; Justin Wollenberg, Terrain Evolution; Tim Notestine, City of Bellefontaine; Dave Faulkner, Champaign County Commissioners; Doug Kuhn, Indian Lake Shores resident; Lowell Bradshaw, Indian Lake Shores resident; Steve Schierholt, Indian Lake Shores resident; Matt Rotar, Union County Engineer's Office.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Wes Dodds moved a motion to approve the minutes from the February 14, 2019 meeting as written and Charles Hall seconded. All in favor.

1. Glacier Pointe Neighborhood Section 12 Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Bill Narducci moved a motion to recommend approval of the Glacier Pointe Neighborhood Section 12 Preliminary Plat in accordance with the staff report with all the conditions contained in the staff report and Charles Hall seconded. All in favor.
2. Review of Johnson Township Zoning Text Amendment (Champaign County) – Staff Report by Brad Bodenmiller
 - Wes Dodds – What are the legalities of specifying that property owners can have accessory structures if they are designated for over 55 years of age or have physical disabilities? I'm concerned about the clause in the code; it may pose legalities with discrimination practices. I also question how it could be enforced. I would recommend striking the age and disability requirements.
 - Brad Bodenmiller – I've seen similar clauses in other zoning regulations but would defer to the Prosecutor's Office for a legal opinion.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Tyler Bumbalough – One of the concerns in the staff report was the definition of family and how it differentiates between a “traditional family” and a “functional family”. The staff report referred to indicators. What are the indicators?
 - Brad Bodenmiller read several of the seven indicators.
 - Charles Hall moved a motion to approve with modifications the Johnson Township Zoning Text Amendments in accordance with staff comments, the committee’s recommendations, and review of the amendments by the Prosecutor’s Office and Steve McCall seconded. All in favor.
3. Review of Richland Township Zoning Parcel Amendment (Logan County) – Staff Report by Brad Bodenmiller
- Scott Coleman – As a reminder, this commission is a recommending body to the Township and is required; it’s part of the required statutory process for townships.
 - Steve Schierholt – Thank you for your time and allowing me to speak. I have photos of the area that may be of interest to the Commission. The area is a quiet, residential area that is not conducive to commercial uses. I have spoken to Mr. Bodenmiller and do not oppose the recommendation of disapproval. I ask that the other suggestions provided in the report be omitted. I am concerned the applicant would leverage these options to the Township. I would request the recommendation simply state disapproval. He referenced residential construction east of the parcel and a nearby park. He listed concerns including parking and roadway width requirements. He asked to and did distribute the photos.
 - Doug Coon – I put together signatures on the petition that was signed by the adjacent residents and have lived in the area for years. We have been active to oppose any uses in the area other than single-family, residential uses. We’ve opposed condos in the past.
 - Lowell Bradshaw – The area is very quiet, and any commercial uses is wrong. Children can run freely here. I bought because the nature preserve.
 - Steve Schierholt – The officials from the township are in favor of the application because it will bring revenue to the Township. I struggle to find where economic vitality is a criteria in the zoning code.
 - Scott Coleman – We aren’t looking at individual uses, it’s the zoning. When we say no, we try to also say if you do this anyway, here’s a better option than proposed.
 - Steve McCall – Is the park you’re referring to close to the site?
 - Steve Schierholt – It’s within eyesight distance.
 - Steve McCall – I definitely feel it should not be B-2.
 - Wes Dodds – This request had been presented to the commission prior to this application. What was the recommendation last time?

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

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



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Brad Bodenmiller – The recommendation sent to the Township was the same as today's staff recommendation, except a slight change in verbiage in the last sentence.
- Tyler Bumbalough moved a motion to recommend denial in accordance with paragraph one and three of the staff report, omitting paragraph two, and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 1:15 pm with Steve McCall moving a motion to adjourn and Wes Dodds seconding. All in favor.

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