



<b>Applicant:</b>	<p><b>Buxton Development Co.</b> c/o Barney Dodson/Doug Annette 7510 Merchant Road Plain City, OH 43064 <a href="mailto:doug@ohiofarmhouse.com">doug@ohiofarmhouse.com</a></p> <p><b>Diamond V, LLC</b> c/o Steve Lamphear 58 S. Main St. London, OH 43140 <a href="mailto:steve.l@diamondvllc.com">steve.l@diamondvllc.com</a></p>
<b>Request:</b>	Approval of the Mills of Watkins – Preliminary Plat Extension for a period of two (2) years.
<b>Location:</b>	Located west of Watkins Road, south and adjacent to Buxton Meadows in Dover Township, Union County.

<b>Staff Analysis:</b>	<p>This Preliminary Plat Extension is for the Mills of Watkins – Preliminary Plat. This subdivision involves 17.02 acres of land and proposes 20 single-family residential lots. To date, 0 lots have been final platted.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none"> <li>○ Individual household wells</li> <li>○ Pump station and central sewer (Union County)</li> </ul> <p>Preliminary Plat:</p> <ul style="list-style-type: none"> <li>○ The original Preliminary Plat was approved in July 2021.</li> </ul> <p>• <b>Union County Engineer’s Office</b></p> <ul style="list-style-type: none"> <li>○ No comments received as of 03-01-23.</li> </ul> <p>• <b>Union Soil &amp; Water Conservation District</b></p> <ul style="list-style-type: none"> <li>○ In an email dated 02-22-23, the District advised it had no additional comments.</li> </ul> <p>• <b>Union County Health Department</b></p> <ul style="list-style-type: none"> <li>○ In an email dated 02-24-23, the Health Department advised it had no comments.</li> </ul>
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	<ul style="list-style-type: none"><li>• <b>City of Marysville</b><ul style="list-style-type: none"><li>○ No comments received as of 03-01-23.</li></ul></li><li>• <b>Dover Township</b><ul style="list-style-type: none"><li>○ No comments received as of 03-01-23.</li></ul></li><li>• <b>ODOT District 6</b><ul style="list-style-type: none"><li>○ No comments received as of 03-01-23.</li></ul></li><li>• <b>Union Rural Electric</b><ul style="list-style-type: none"><li>○ No comments received as of 03-01-23.</li></ul></li><li>• <b>LUC Regional Planning Commission</b><ol style="list-style-type: none"><li>1. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318).</li></ol></li></ul>
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<b>Staff Recommendations:</b>	Staff recommends <b>APPROVAL</b> of the Mills of Watkins – Preliminary Plat Extension with the <b>condition</b> that all comments/modifications from LUC and reviewing agencies, including prior LUC approvals with conditions, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat <b>prior</b> to submittal.
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<b>Z&amp;S Committee Recommendations:</b>	
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