



Applicant:	Jerome Village Company, LLC c/o Steve Lark 375 North Front Street, Suite 200 Columbus, OH 43215 larks@nationwide.com Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com
Request:	Approval of Eversole Run Neighborhood, Section 10 – Amended Preliminary Plat.
Location:	Located northwest corner of the intersection of Jerome Road and Wells Road in Jerome Township, Union County.

Staff Analysis:	This Amended Preliminary Plat involves 29.567 acres of land and proposes 51 49 single-family residential lots. Acreages: ○ 5.362 ~~5.380~~ acres in right-of-way ○ 13.944 ~~13.643~~ acres in single-family residential lots ○ 10.261 ~~10.544~~ acres in open space Proposed utilities: ○ City of Marysville public water service ○ Jerome Village Community Authority collection and City of Maryville public sanitary waste treatment Preliminary Plat: ○ The Preliminary Plat was originally approved in August 2025. ○ The Phase 1 Final Plat was approved September 2026. ○ The amendment impacts two lots. The amendment adds two single-family residential lots. Most of this Plat has gone through the Final Plat process. The unplatted area is depicted on Sheet 4 on the area labeled “Amended Lot Area”. (See lots 2892 and 2893.)
------------------------	--



• **Union County Engineer's Office**

- Previously, the Engineer's Office submitted comments in an email dated 08-08-25. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. The variance for 50' right-of-way was approved.
 2. The layout and design of the lots, streets, and other improvements is approved.
- Amendment #1: In an email dated 10-02-26 and 10-05-26, the Engineer's Office did not submit any new comments. The layout and design of the lots, streets, and other improvements remains approved.

• **Union County Soil & Water Conservation District**

- Previously, the District submitted comments in an email dated 07-31-25. At that time, the District advised it had no new questions.
- Amendment #1: In an email dated 09-24-26, the District did not submit any new comments. The Preliminary Drainage Plan remains approved.

• **Union County Health Department**

- No comments received as of 08-06-25 or 09-30-26. Standard comments from the Health Department are below:
 1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)."
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (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 at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a



private water system (PWS) and sewage treatment system (STS).”

• **City of Marysville**

- Previously, the City submitted comments in an email dated 08-06-25. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Horizontal/Vertical design of public waterline will be finalized during Construction Drawing process.
 2. Provide/Label a 20’ Utility Easement flanking the right-of-way along the west side of Jerome Road.
- Amendment #1: In an email dated 09-30-26, the City required a 10’ Utility Easement flanking the right-of-way at DOS-A and a 10’ Utility Easement flanking the right-of-way on the east side of Thornfield Drive.

• **Jerome Township**

- Previously, Jerome Township submitted comments in a letter dated 08-08-25. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. The proposed Preliminary Plat complies with the Preliminary Development Plan. An approved Detailed Development Plan is required prior to establishment of any uses or construction of improvements.
- Amendment #1: In a letter dated 09-23-26, the Township reiterated its prior comment that the Preliminary Plat complies with the Preliminary Development Plan.

• **ODOT District 6**

- No comments received as of 08-06-25 or 09-30-26.

• **Union Rural Electric (URE)**

- Previously, URE submitted comments in a letter dated 08-04-25. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. URE easement requirements are 20’. Actual location on lots can be located within a 10’ easement if adjacent property has additional



	easements or right-of-way for ingress/egress totaling 20'. 2. Sheet 4: URE requires a 10' easement along rear of lots 2930-2933. 3. Sheet 4: URE requires a 10' easement adjacent to Elmridge Court between lots 2929-2930 + 2925/2926. 4. Sheet 4: URE requires a 10' easement adjacent to Maplewood Drive between lots 2933-2885. 5. Sheet 4: URE requires an additional 10' easement adjacent to the 15' Drainage and Utility Easement along the front of lots 2923-2929. 6. Sheet 4: URE requires an additional 10' easement adjacent to the 15' Drainage and Utility Easement along the front of lots 2889-2900. 7. Sheet 4: URE requires an additional 10' easement adjacent to the 10' Drainage and Utility Easement along the front of lots 2885-2888. 8. URE provided easement areas in a drawing. - o Amendment #1: In a letter dated 10-02-26, URE wrote, "URE is aware that Jerome Village is not planning to deviate from the easements that are [sic] approved [recently] on the Final Plat. • LUC Regional Planning Commission 1. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414). 2. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.). 3. On the Final Plat, please add information about the variance from Section 406 Minimum Right-of-Way Width. The date was 07-30-2025 and the resolution number was 25-323. 4. 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.). 5. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
--	---



Staff Recommendations:	Staff recommends CONDITIONAL APPROVAL of Eversole Run Neighborhood, Section 10 (ERN-10) – Amended Preliminary Plat with the conditions that all comments/modifications from LUC and reviewing agencies, including those from past review periods, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
Z&S Committee Recommendations:	<i>Options for action:</i> ○ Approval ○ Conditional Approval (state conditions) ○ Denial (state reasons) ○ Table (if requested)