



9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

Jerome Township Zoning Department

March 27, 2024

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

Re.: Mitchell Highlands Section 5 – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Mitchell Highlands Section 5 – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows.

1. A detailed development plan, Case #PD16-123 DDP-004 was approved in accordance with the provisions of Chapter 500 of the Zoning Resolution to allow for development at the site. The proposed final plat complies with that approved detailed development plan, as modified.

The following comments were provided when the original draft plat was reviewed. These were corrected in a revised draft last month, but I restate them here for your convenience:

1. The note labelled “Zoning” on page #1 should read as follows: The site is zoned Planned Development District (PD) in accordance with the provisions of Case #PD16-123.
2. The notes “A” and “D” on page #2 should be combined into one note that should read as follows: At the time of platting, the land contained within the boundaries of this plat is subject to the applicable provisions of the Jerome Township Zoning Resolution, and the Township is the zoning authority. At the request of the zoning authority and in compliance with the Subdivision Regulations, this plat shows some of the applicable zoning regulations in effect at the time of the filing of this plat. Said zoning regulations are shown for reference only and should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the lands or title encumbrances of any nature except to the extent specifically identified as such. The applicable zoning regulations may change from time to time and should be reviewed with the zoning authority prior to the construction of improvements to determine the current applicable zoning regulations. The zoning setback regulations at the time of platting are as follows: (insert existing tabled, modified as noted in item #4-6.)
3. Please replace “Min. Lot Size:..” with “Min. Lot Area:...”, in order to match the terminology and definitions provided for by the Zoning Resolution.
4. Please change the label to “Lot Width” to “Min. Lot Width”, in order to match the terminology and definitions provided for by the Zoning Resolution.
5. Please remove the term “Min.” and redesignate each note as “Front Yard Setback”, “Side Yard Setback”, and “Rear Yard Setback”, in order to match the terminology and definitions provided for by the Zoning Resolution.
6. The section labelled “Standard Deed Restrictions for Union County” should be reviewed with the relevant agency. There may be a misspelled word.



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7. The applicant/developer should contact the Township Road Department if they wish to contract for snow removal services for the proposed streets prior to acceptance by the County Engineer.

As per usual practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Coordinator
Jerome Township, Union County, Ohio