



Staff Report – Jerome Township Zoning Amendment

Jurisdiction:	Jerome Township Zoning Commission c/o Eric Snowden 9777 Industrial Parkway Plain City, OH 43064
Request:	The Jerome Township Board of Trustees initiated a parcel amendment, to rezone a lot from Rural Residential District (RU) to Commerce District (COM). Parcel(s) involved: <ul style="list-style-type: none"> • 10500320250000 • 10500320240000 Acreage proposed to be rezoned: <ul style="list-style-type: none"> • 1.17 acres +/- Existing Use: <ul style="list-style-type: none"> • Vacant/Trucking Business Proposed Use: <ul style="list-style-type: none"> • Various uses as permitted by Chapter 445 Commerce District (COM) of the Zoning Resolution.
Location:	This tract is located at the northern terminus of Railroad Street in the unincorporated area known as “Arnold” in Jerome Twp, Union County.

Staff Analysis:	<p>Background In a letter dated April 5, 2022, the Zoning Inspector/Coordinator and Assistant Zoning Inspector wrote to the Trustees that the zoning designation of the proposed 1.17+/- acre tract has a complicated history. In order to resolve this ambiguity, the zoning department believes a parcel amendment should be done to designate the proper zoning district to the tract.</p> <p>Vicinity Land Uses & Zoning The land proposed to be rezoned is bordered to the north by what appears to be a trucking business, vacant land, and a wooded area. To the east/southeast are residential uses, and the west across the railroad tracks appear to be agricultural uses, a telecommunications tower, and more residential uses.</p>
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Figure 1: Aerial Image of Proposed Tract

The area in question is currently zoned Rural Residential (RU). To the north (including the land in the same ownership) is COM and RU, west is RU, east and southeast is Medium Density Residential (MDR), and west across the railroad tracks is RU and COM.

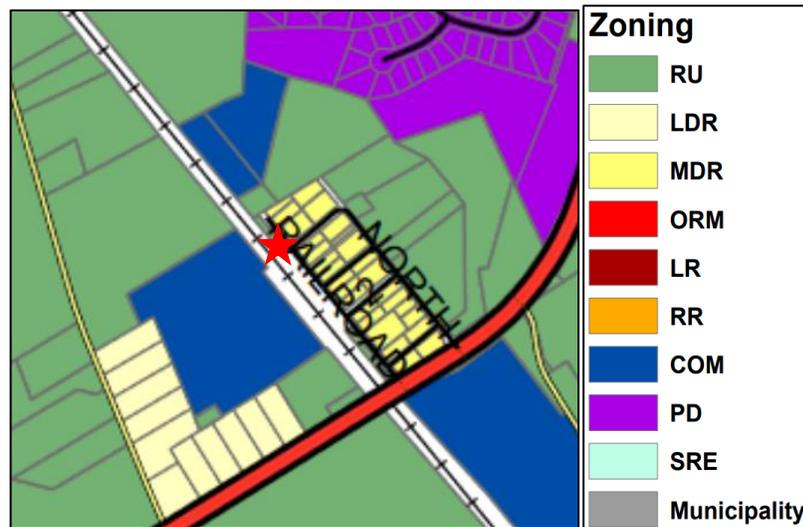


Figure 2: Jerome Twp Zoning Map



Logan-Union-Champaign regional planning commission

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	already, in order to make sure that there is not a desire to keep the property as Rural Residential District (RU).
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Staff Recommendations:	Staff recommends <i>APPROVAL</i> of the proposed zoning amendment.
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Z&S Committee Recommendations:	
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