



**Staff Report – Currier Ridge Subdivision**

<b>Applicant:</b>	<p><b>Evergreen Land Company</b> c/o Wade Dunham 6295 Cosgray Road Dublin, OH 43016 <a href="mailto:wdunham@shepherdexcavating.com">wdunham@shepherdexcavating.com</a></p> <p><b>Diamond V, LLC</b> c/o Steve Lamphear 8205 Smith Calhoun Road Plain City, OH 43064 <a href="mailto:steve.l@diamondvllc.com">steve.l@diamondvllc.com</a></p>
<b>Request:</b>	Approval of Currier Ridge Subdivision – Preliminary Plat.
<b>Location:</b>	Located south of the US Hwy 42 and Currier Road intersection in Jerome Township, Union County.

<b>Staff Analysis:</b>	<p>This Preliminary Plat involves 33.178 acres of land and proposes 10 single-family lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> <li>○ LUC Staff notes the acreage totals need clarification. If the OEPA reserve acreage is to be part of Lot 10, it should be included in the residential lot acreages.</li> <li>○ 1.39 acres in right-of-way             <ul style="list-style-type: none"> <li>▪ 0.747 acres existing</li> <li>▪ 0.643 acres proposed</li> </ul> </li> <li>○ 20.214 acres in single-family residential lots</li> <li>○ 11.574 acres in OEPA Environmental Covenant Reserve</li> <li>○ 0.0 acres in open space</li> </ul> <p>Proposed utilities:</p> <ul style="list-style-type: none"> <li>○ Onsite private well (individual household wells)</li> <li>○ Onsite private septic system (individual sewage systems)</li> </ul> <p>• <b>Union County Engineer’s Office</b></p> <ul style="list-style-type: none"> <li>○ The Engineer’s Office submitted comments in a letter dated 09-06-24. <b>Some</b> of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)</li> </ul>
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1. All appropriate OEPA/ODNR/ACOE permitting will be required prior to the start of construction.
2. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.
3. Detail flood routing swales, including 100-year water surface elevations, ensuring at least 1' of freeboard between the 100-year water surface and finished grade elevations of all building structures.
4. Provide a stormwater management report for review.
5. Provide detailed Construction Drawings to private utility providers.

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

- In an email dated 08-30-24, the District advised it had no comments.

• **Union County Health Department**

- The Health Department submitted comments in a letter dated 07-22-24. Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.) Additionally, standard comments from the Health Department are below:
  1. At its 07-17-24 meeting, the Board of Health approved the application and approved the use of individual household sewage systems and the use of individual household wells.
  2. “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).”
  3. 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.”
  4. “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**

- The City submitted comments in an email dated 09-04-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
  1. Provide and label a 20’ Utility Easement between Lot 8 and Lot 9 for future utilities to serve potential development west of the railroad tracks.

• **Village of Plain City**

- No comments received as of 09-04-24.

• **Jerome Township**

- Jerome Township submitted comments in a letter dated 09-04-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)
  1. The Township requested changes to the note labeled “Tabulation”.
  2. The Township prefers the term “buildable area” to “building envelope”. The Subdivision Regulations do not specify. LUC Staff recommends deferring to requirements from the Floodplain Administrator or Health Department noting the Zoning Resolution uses the term “building envelope”.
  3. The Township advised the Board of Trustees may have authority to acquire the land where the conservation easement is located. LUC Staff notes addition/removal of lots will require an Amended Preliminary Plat.

• **ODOT District 6**

- No comments received as of 09-04-24.

• **Union Rural Electric (URE)**

- URE submitted comments in a letter dated 08-29-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)



	<ol style="list-style-type: none"><li>1. In its letter, URE provided its easement requirements.</li></ol> <ul style="list-style-type: none"><li>• <b>LUC Regional Planning Commission</b><ol style="list-style-type: none"><li>1. The Subdivision Regulations do not provide special exceptions for private right-of-way, in this instance it is Common Access Drives (CADs). CADs are also not addressed under the definition of “Street or Road”.<ul style="list-style-type: none"><li>• “Subdivisions which propose the construction of private streets shall comply with all sections of this Article” (§340).</li><li>• The minimum right-of-way for a local street or road is 60’. This width is also referenced in the CAD standards (§406).</li><li>• “Permanent dead end streets shall not be permitted” (§408, 3.).</li></ul></li><li>1. Sheet 1: Please review acreages. The figures for lots and right-of-way should total 33.178 acres. Figures for OEPA Environmental Covenant Reserve should be a subset of the lot acreage (§313, 6.).</li><li>2. Sheet 3: There appear to be two missing dimensions along the east line of Lot 10 along US Hwy 42 (§313, 6.).</li><li>3. Sheet 3: Proposed right-of-way is depicted but not all lines are dimensioned. The proposed right-of-way should be dimensioned on all sides. Please review and add on the Final Plat (§313, 12.).</li><li>4. Sheet 3: There is a dimension missing along the rear of Lot 8. Please include this dimension on the Final Plat (§313, 15.).</li><li>5. Sheet 3-5: The Subdivision Regulations require minimum first floor elevations to be shown on all lots located within Flood Hazard Areas. The Finished Grade (F.G.) is depicted but not the minimum first floor (F.F.) elevation. In an email dated 09-10-24, the applicant confirmed the F.F. is above the F.G. While it is OK to include the F.G., please also include the minimum (lowest) finished floor elevation on the Final Plat (§313, 17.).</li><li>6. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414).</li><li>7. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be</li></ol></li></ul>
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	<p>permitted in the easement areas (§323, 7.).</p> <p>8. All variances or exceptions shall be approved by the County Commissioners before any action by the Regional Planning commission. Add all variances or exceptions and their resolution number and date to Sheet 1 of the Final Plat (§705).</p> <p>9. 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.).</p> <p>10. 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).</p>
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<p><b>Staff Recommendations:</b></p>	<p>At this time, staff recommends <b><i>DENIAL</i></b> of Currier Ridge Subdivision – Preliminary Plat. Approval of outstanding items is required before staff is comfortable recommending otherwise. This recommendation is made with the understanding the Zoning &amp; Subdivision (Z&amp;S) Committee may wish to make a different recommendation if the following occurs:</p> <ul style="list-style-type: none"> <li>• Section 705 reads, “The approval of any variance shall take place prior to any action by the regional planning commission.” This is required before LUC can act on the Preliminary Plat.</li> </ul>
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<p><b>Z&amp;S Committee Recommendations:</b></p>	<p>Options for action:</p> <ul style="list-style-type: none"> <li>○ <i>Approval</i></li> <li>○ <i>Conditional Approval (state conditions)</i></li> <li>○ <i>Denial (state reasons)</i></li> <li>○ <i>Table (if requested)</i></li> </ul>
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