



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning & Subdivision Committee

Thursday, August 8, 2019

12:30 pm

- Minutes from last meeting of June 13, 2019
- 1. Review of ERN-1 North Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Ashley Gaver – City of Marysville
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Vince Papsidero/Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC
Aaron Smith - LUC

10820 St. Rt. 347, PO Box 219

East Liberty, Ohio 43319

• Phone: 937-666-3431 •

• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Staff Report – Eversole Run Neighborhood, Section 1 (North)

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of the Eversole Run Neighborhood, Section 1 (ERN-1) (North) Preliminary Plat Extension for a period of two (2) years.
Location:	Located north of Wells Road and southwest of the intersection of the proposed Hyland-Croy Road and Ravenhill Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat Extension is for the Eversole Run Neighborhood, Section 1 (ERN-1) (North) Preliminary Plat. This subdivision involves 73.460 acres of land and proposes 116 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 8.007 acres in right-of-way○ 36.560 acres in single-family residential lots○ 28.893 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water system○ Eversole Run Sewer District sanitary waste collection and City of Marysville public sanitary waste treatment <p>Preliminary plat:</p> <ul style="list-style-type: none">○ The ERN Section 1, 4, and 5 Preliminary Plat was approved April 2014. A portion of Section 1, the northern portion, did not go through the final plat process and it expired.○ The ERN-1 (North) Preliminary Plat was originally approved in August 2017.
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Staff Report – Eversole Run Neighborhood, Section 1 (North)

	<ul style="list-style-type: none">• Union County Engineer's Office<ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 07-31-19, recommending the Extension be approved with modifications pursuant to the Office's original comment letter dated 07-06-17.• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No new comments as of 08-31-19.• Union County Health Department<ul style="list-style-type: none">○ No new comments received as of 08-31-19.• City of Marysville<ul style="list-style-type: none">○ No new comments received as of 08-31-19.• Jerome Township<ul style="list-style-type: none">○ No new comments received as of 08-31-19.• ODOT District 6<ul style="list-style-type: none">○ No new comments received as of 08-31-19.• Union Rural Electric<ul style="list-style-type: none">○ No new comments received as of 08-31-19.• LUC Regional Planning Commission<ol style="list-style-type: none">1. All August 2017 comments/modifications from reviewing agencies and the approval with conditions remain effective (§318).
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Staff Recommendations:	LUC staff recommends APPROVAL of the Eversole Run Neighborhood, Section 1 (ERN-1) (North) Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including the August 2017 LUC approval, 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 prior to submittal.
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Z&S Committee Recommendations:	
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July 15, 2019

Mr. Brad Bodenmiller, Director
LUC Regional Planning Commission
9676 E. Foundry Street
East Liberty, Ohio 43319

Re: Jerome Village ERN-1 North
Preliminary Plat Extension Request

Dear Mr. Gulden:

Jerome Village – Eversole Run Neighborhood Section 1 North (ERN-1 North) Preliminary Plat was approved by the LUC Executive Committee August 10th, 2017. Per current regulations, it is our understanding that approval of the Preliminary Plat is valid for a period of two (2) years, at which time request for extension is required.

Please accept this letter as our formal request for an extension of the Jerome Village ERN-1 North Preliminary Plat for the maximum duration available. We are submitting this request ahead of the July 18th, 2019 deadline for the Commission's consideration on August 10th, 2019. Please contact me if we are required to provide additional submittals, i.e. plans, electronic files, etc. to complete the extension approval process.

Should you have any questions, please contact me to discuss.

Respectfully Submitted,
Terrain Evolution, Inc.



Justin Wollenberg, PE, CPESC
Project Manager

CC: File
Nationwide Realty Investors



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

Have **ALL** Sketch Plan review letters been obtained? _____ (Engineer, SWCD, Board of Health)

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____

Number of proposed units: _____ Typical lot area (sq. ft.): _____

Single Family Units: _____ Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____

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Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Recreation facilities to be provided: _____

Do you propose deed restrictions? (If yes, attach a copy): Yes ____ No ____

1. Proposed method of Supplying Water Service: _____

2. Proposed method of Sanitary Waste Disposal: _____
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: _____
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
e.	_____	_____	_____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"		
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
3	Location by section, range, and township or Virginia Military Survey (VMS).		
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.		
5	Date of survey.		
6	Scale of the plat, north point, and date.		
7	Boundaries of the subdivision and its acreage.		
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.		
10	Zoning classification of the tract and adjoining properties.		
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.		
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.		
13	Layout, names and widths of proposed streets and easements.		
14	Building setback lines with dimensions.		
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.		
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.		
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		



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18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
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Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.		
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval. N/A		
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval. N/A		
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

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LEGEND

EXISTING:
RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

PROPOSED:
RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

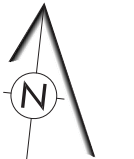
BUILDING SETBACK LINE

DEDICATED OPEN SPACE - ERN 1

OPEN SPACE RESERVE - JEROME VILLAGE
MASTER PLAN

FUTURE RAVENHILL PARKWAY (80')

RAVNEHILL PARKWAY (80')



GRAPHIC SCALE

100 50 0 100

(IN FEET)

1 inch = 100 ft.

CHANGE ORDER SCHEDULE	DATE	DESCRIPTION OF CHANGE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

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JEROME TOWNSHIP UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 1 (NORTH)

PRELIMINARY PLAT

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN: DGR DRAFT: DGR CHECK: JFW

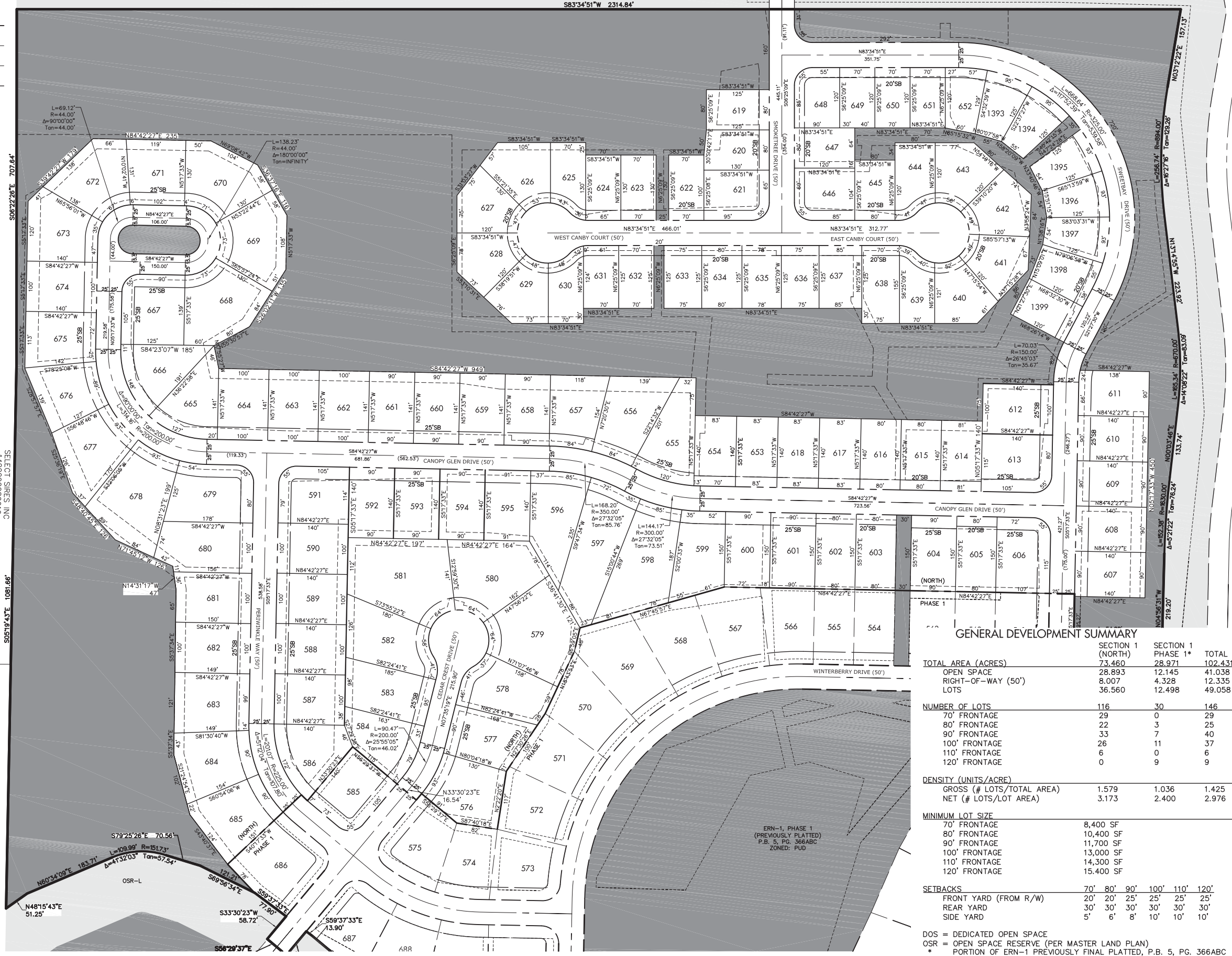
PROJECT NO.: 14003

DATE: JULY, 2017

SCALE: HORIZONTAL: 1" = 100'

VERTICAL: N/A

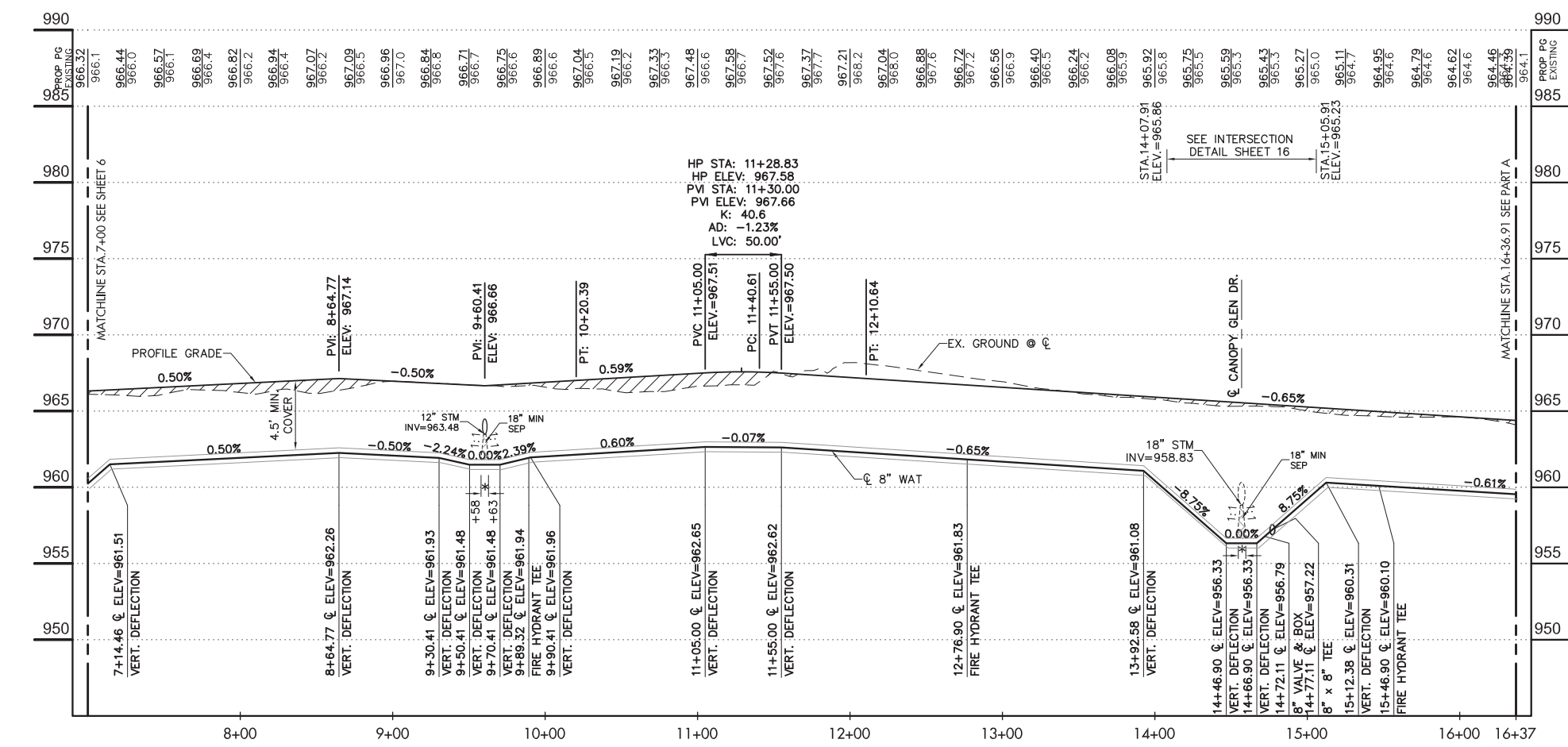
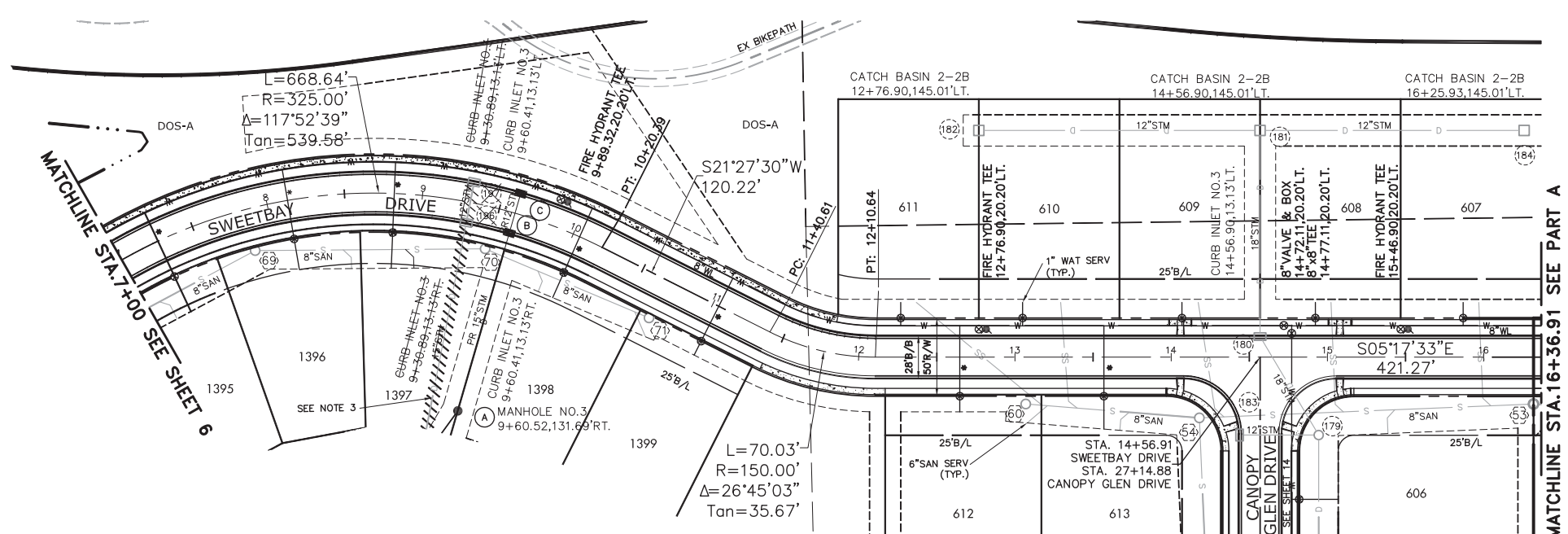
SHEET NO.: 3/18



GENERAL DEVELOPMENT SUMMARY

	SECTION 1 (NORTH)	SECTION 1* (NORTH)	TOTAL
TOTAL AREA (ACRES)	73.460	28.971	102.431
OPEN SPACE	28.893	12.145	41.038
RIGHT-OF-WAY (50')	8.007	4.328	12.335
LOTS	36.560	12.498	49.058
NUMBER OF LOTS	116	30	146
70' FRONTAGE	29	0	29
80' FRONTAGE	22	3	25
90' FRONTAGE	33	7	40
100' FRONTAGE	26	11	37
110' FRONTAGE	6	0	6
120' FRONTAGE	0	9	9
DENSITY (UNITS/ACRE)			
GROSS (# LOTS/TOTAL AREA)	1.579	1.036	1.425
NET (# LOTS/LOT AREA)	3.173	2.400	2.976
MINIMUM LOT SIZE			
70' FRONTAGE	8,400 SF		
80' FRONTAGE	10,400 SF		
90' FRONTAGE	11,700 SF		
100' FRONTAGE	13,000 SF		
110' FRONTAGE	14,300 SF		
120' FRONTAGE	15,400 SF		
SETBACKS	70' 80' 90' 100' 110' 120'		
FRONT YARD (FROM R/W)	20' 20' 25' 25' 25' 25'		
REAR YARD	30' 30' 30' 30' 30' 30'		
SIDE YARD	5' 6' 8' 10' 10' 10'		

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE (PER MASTER LAND PLAN)
* PORTION OF ER-1 PREVIOUSLY FINAL PLATTED, P.B. 5, PG. 366ABC



LEGEND

EXISTING:

- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- WATERLINE
- STORM SEWER
- SANITARY SEWER
- SANITARY SERVICE

PROPOSED:

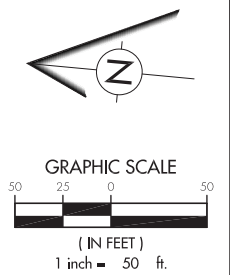
- RIGHT-OF-WAY
- ROADWAY CENTERLINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- WATERLINE
- WATER VALVE
- FIRE HYDRANT
- WATER SERVICE
- STORM SEWER
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN
- STORM SEWER CURB INLET
- SANITARY SERVICE

DEMO:

- DEMO STORM PIPE
- DEMO STORM SEWER CATCH BASIN
- DEMO STORM CURB INLET
- DEMO SANITARY PIPE
- DEMO SANITARY MANHOLE

NOTES:

- ONE LENGTH OF WATERLINE PIPE SHALL BE INSTALLED CENTERED ON ALL CROSSINGS WITH STORM, SANITARY AND INLETS WITHIN CLOSE PROXIMITY
- *COMPACTED GRANULAR BACKFILL PER ITEM 703.11. ALL OTHER BACKFILL TO BE COMPACTED BACKFILL WITH NATIVE MATERIAL. ALL UTILITY CROSSINGS SHALL BE BACKFILLED WITH COMPACTED GRANULAR BACKFILL.
- EXISTING STORM TO BE REMOVED. BACKFILL TO BE PER ODOT 203 OR GRANULAR PER ODOT 703.11
- EXISTING SANITARY TO BE REMOVED. BACKFILL TO BE GRANULAR PER ODOT 703.11 WITHIN BUILDING PAD FOOTPRINT



DATE	
BY	
DESCRIPTION OF CHANGE	
#	

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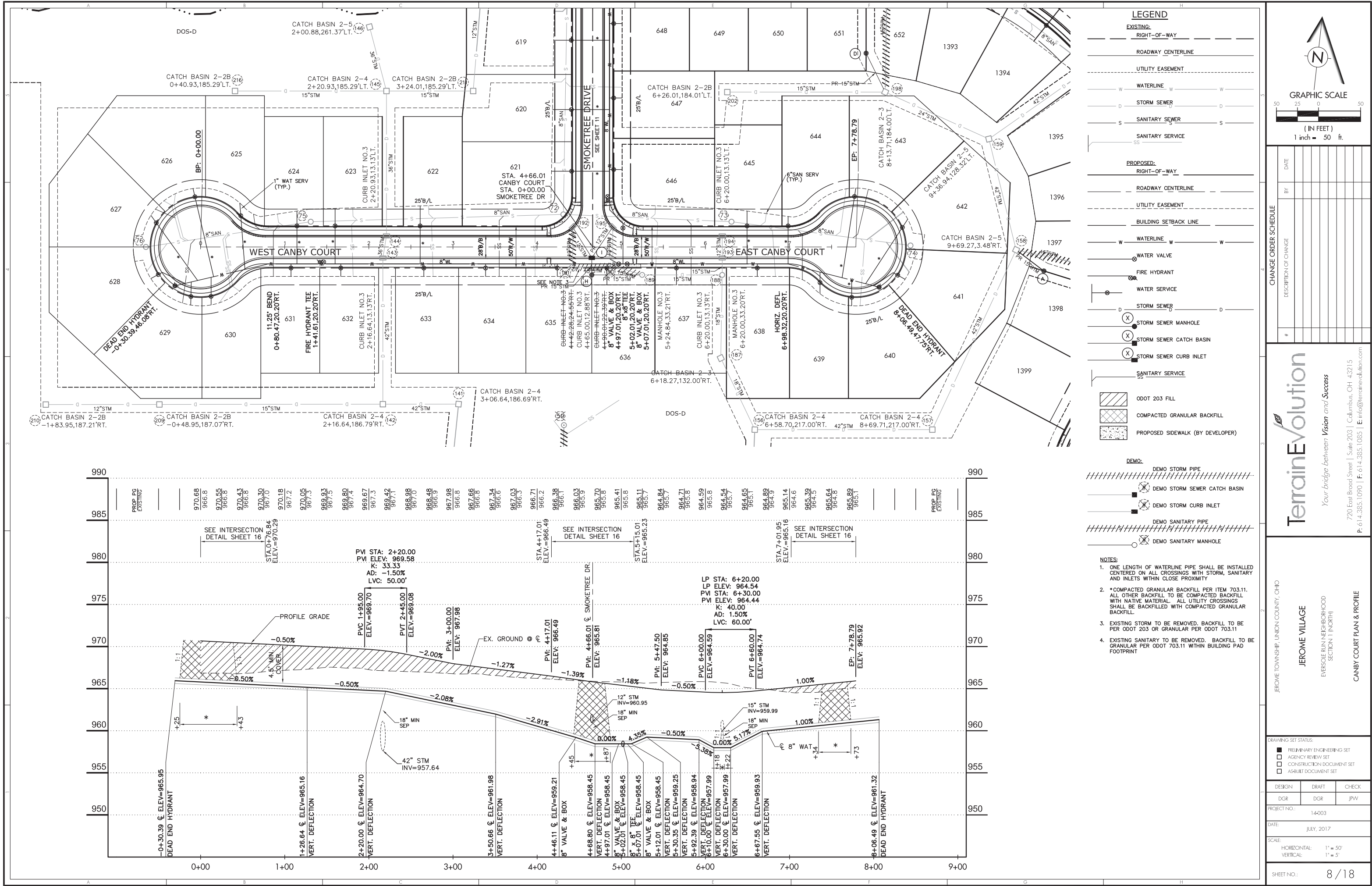
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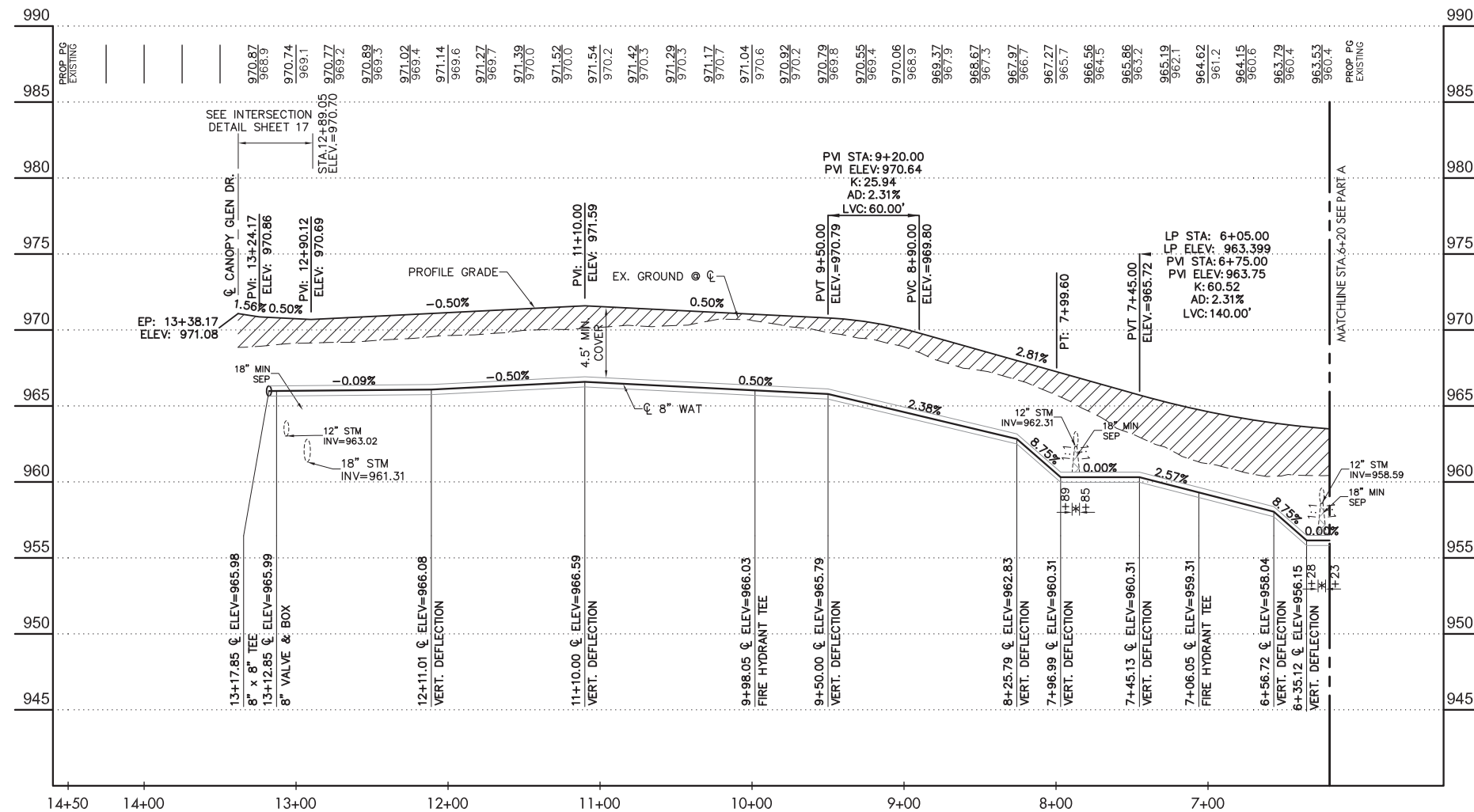
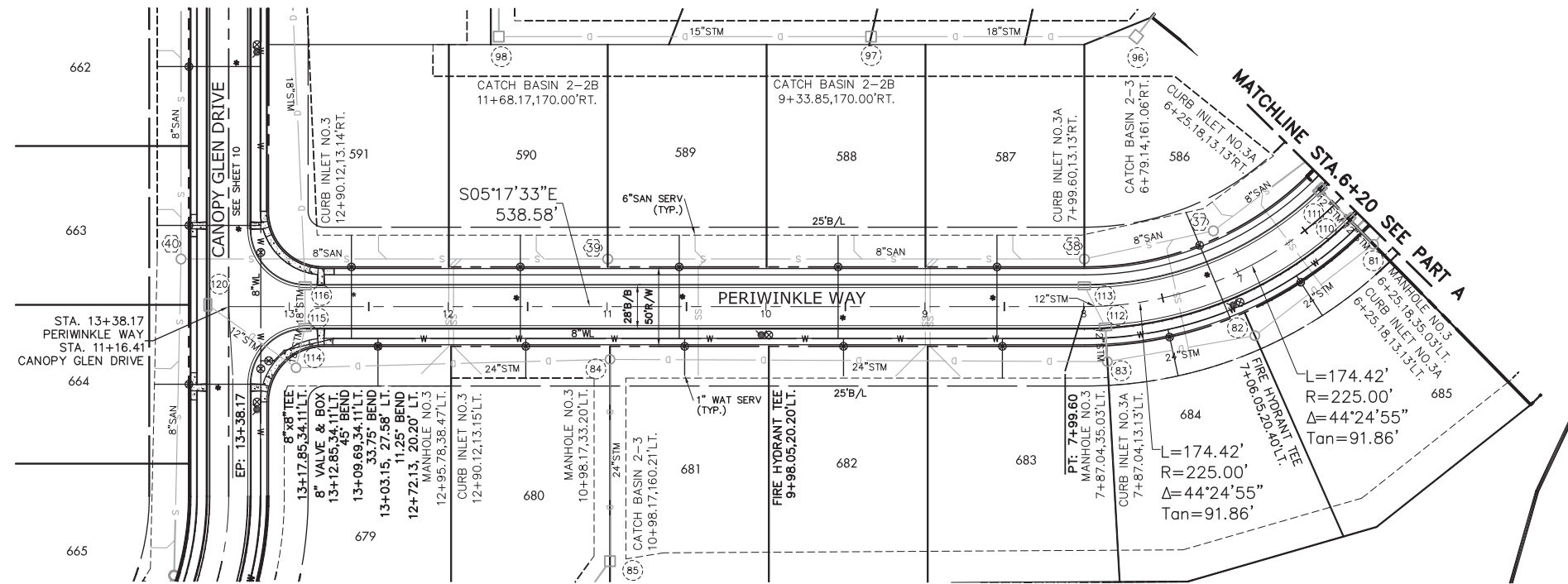
JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 1 (NORTH)

SWEETBAY DRIVE PLAN & PROFILE

DRAWING SET STATUS:		
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<input type="checkbox"/>	AGENCY REVIEW SET	
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET	
<input type="checkbox"/>	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
DCR	DCR	JPW
PROJECT NO.:	14-003	
DATE:	JULY, 2017	
SCALE:	HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'	
SHEET NO.:	7/18	





LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE

STORM SEWER

SANITARY SEWER

SANITARY SERVICE

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE

WATER VALVE

FIRE HYDRANT

WATER SERVICE

STORM SEWER

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN

STORM SEWER CURB INLET

SANITARY SERVICE

ODOT 203 FILL

COMPACTED GRANULAR BACKFILL

PROPOSED SIDEWALK (BY DEVELOPER)

DEMO:

DEMO STORM PIPE

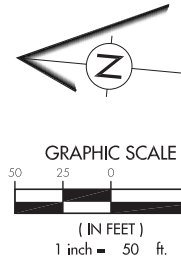
DEMO STORM SEWER CATCH BASIN

DEMO STORM CURB INLET

DEMO SANITARY PIPE

DEMO SANITARY MANHOLE

- NOTES:**
- ONE LENGTH OF WATERLINE PIPE SHALL BE INSTALLED CENTERED ON ALL CROSSINGS WITH STORM, SANITARY AND INLETS WITHIN CLOSE PROXIMITY
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DATE	
BY	
DESCRIPTION OF CHANGE	
#	

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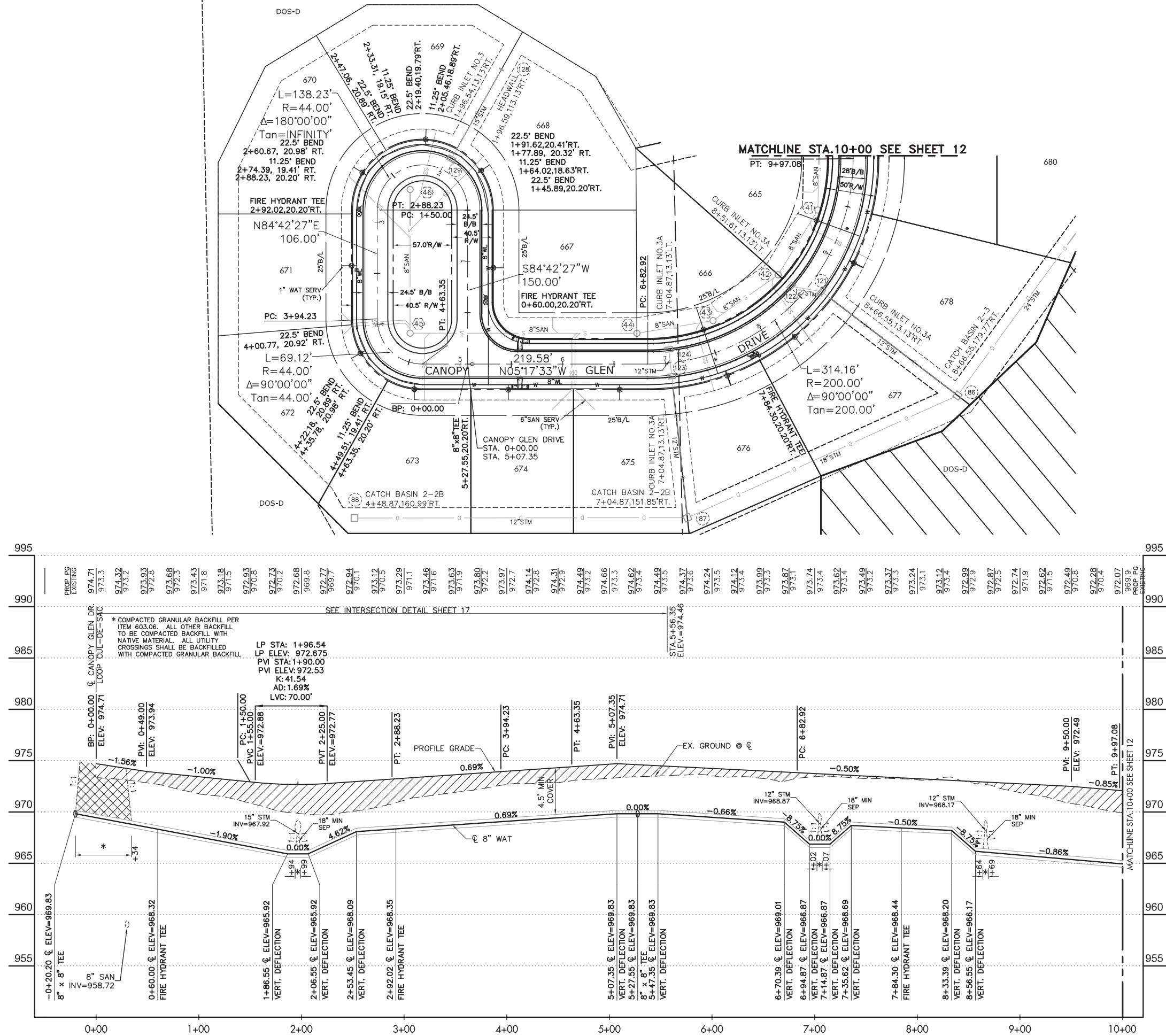
JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD

SECTION 1 (NORTH)

PERIWINKLE WAY PLAN & PROFILE

DRAWING SET STATUS:		
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<input type="checkbox"/>	AGENCY REVIEW SET	
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET	
<input type="checkbox"/>	AS-BUILT DOCUMENT SET	
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DCR	DCR	JPW
PROJECT NO.:	14003	
DATE:	JULY, 2017	
SCALE:	HORIZONTAL: 1" = 50'	
	VERTICAL: 1" = 5'	
SHEET NO.:	9/18	



LEGEND:

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE W W W

D STORM SEWER D

S SANITARY SEWER S

SS SANITARY SERVICE

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

W WATERLINE W W

⊗ WATER VALVE

⊗ FIRE HYDRANT

⊗ WATER SERVICE


D STORM SEWER D

(X) STORM SEWER MANHOLE


● STORM SEWER CATCH BASIN

(X) STORM SEWER CURB INLET


SS SANITARY SERVICE



ODOT 203 FILL



COMPACTED GRANULAR BACKFILL



PROPOSED SIDEWALK (BY DEVELOPER)

DEMO:

DEMO STORM PIPE

DEMO STORM SEWER CATCH BASIN

DEMO STORM CURB INLET

DEMO SANITARY PIPE

DEMO SANITARY MANHOLE

NOTES:

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		GRAPHIC SCALE  (IN FEET) 1 inch = 50 ft.	
CHANGE ORDER SCHEDULE			
#	DESCRIPTION OF CHANGE	BY	DATE

 <i>Your bridge between Vision and Success</i>		720 East Broad Street Suite 203 Columbus, OH 43215 P: 614-385.1090 F: 614-385.1035 E: info@terrainevolution.com	
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<p>JEROME TOWNSHIP, UNION COUNTY, OHIO</p> <p style="text-align: center;">JEROME VILLAGE</p> <p style="text-align: center;">EVERSOLE RUN NEIGHBORHOOD SECTION 1 (NORTH)</p>	<p>CANOPY GLEN DRIVE PLAN & PROFILE</p>
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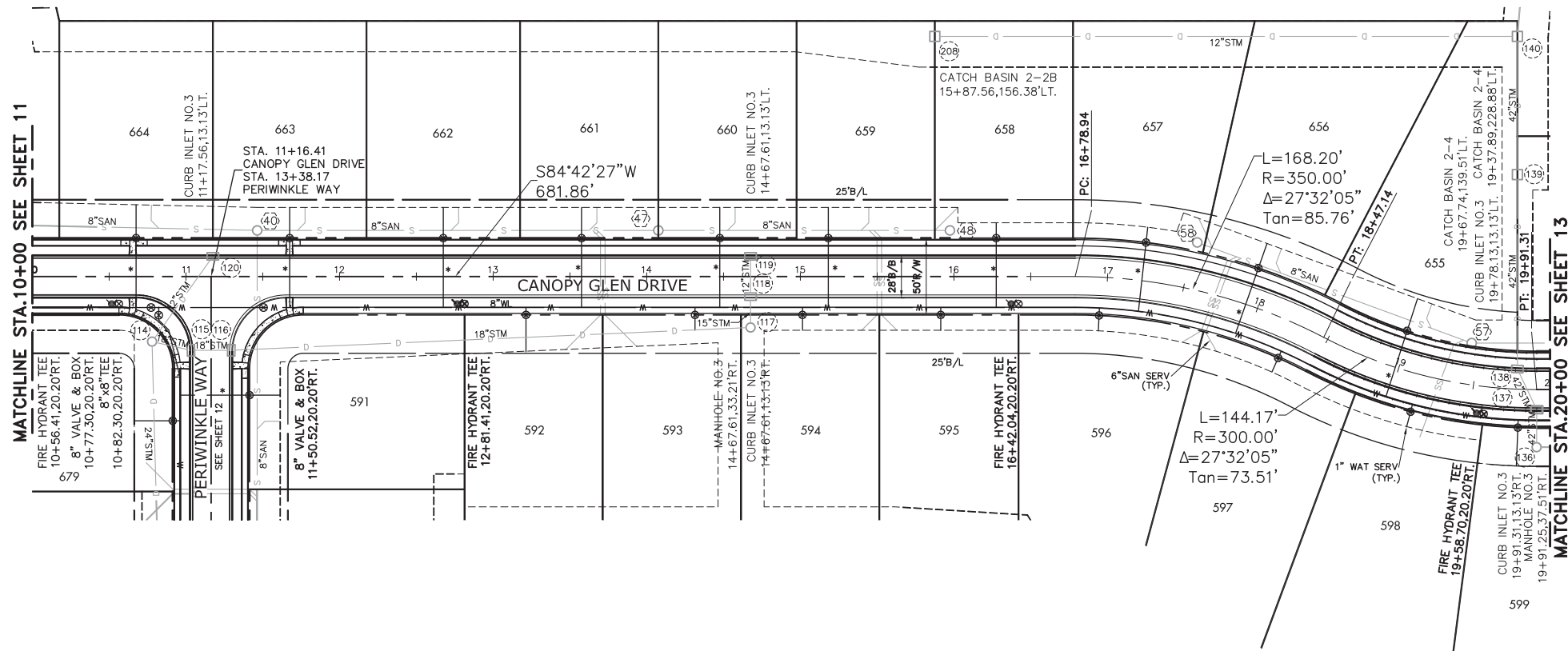
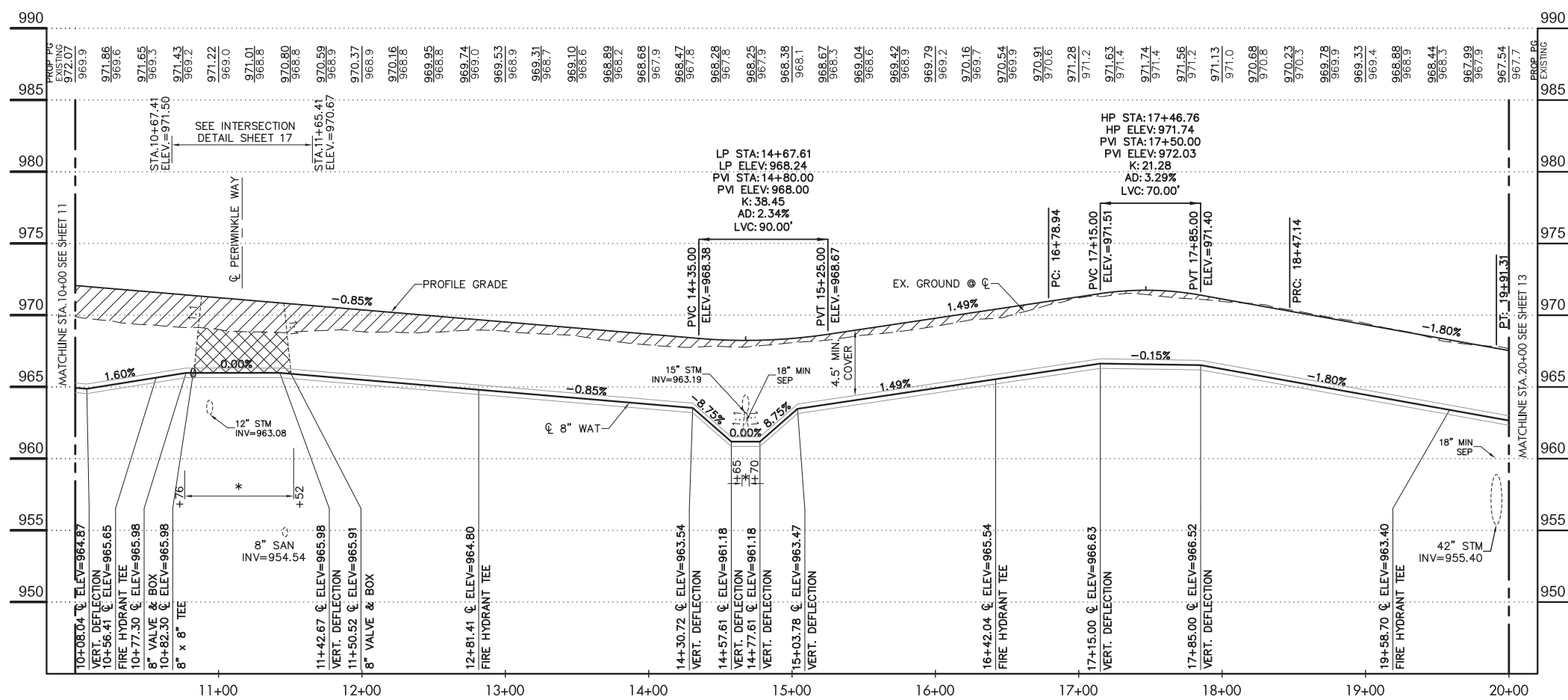
DRAWING SET STATUS:		
<input checked="" type="checkbox"/> PRELIMINARY ENGINEERING SET <input type="checkbox"/> AGENCY REVIEW SET <input type="checkbox"/> CONSTRUCTION DOCUMENT SET <input type="checkbox"/> AS-BUILT DOCUMENT SET		

DESIGN: DGR	DRAFT DGR	CHECK JFW
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PROJECT NO.: _____	14-003
DATE: _____	JULY, 2017

SCALE:	
HORIZONTAL:	1" = 50'
VERTICAL:	1" = 5'

SHEET NO.:	11 / 18
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LEGEND:

EXISTING:

————— RIGHT-OF-WAY —————

————— ROADWAY CENTERLINE —————

----- UTILITY EASEMENT -----

————— W ————— WATERLINE ————— W ————— W —————

————— D ————— STORM SEWER ————— D ————— D —————

————— S ————— SANITARY SEWER ————— S ————— S —————

————— SS ————— SANITARY SERVICE —————

PROPOSED:

————— RIGHT-OF-WAY —————

————— ROADWAY CENTERLINE —————

----- UTILITY EASEMENT -----

————— BUILDING SETBACK LINE —————

————— W ————— WATERLINE ————— W ————— W —————

————— (X) ————— WATER VALVE —————

————— (X) ————— FIRE HYDRANT —————

————— (X) ————— WATER SERVICE —————


————— D ————— STORM SEWER ————— D ————— D —————


————— (X) ————— STORM SEWER MANHOLE —————


————— (X) ————— STORM SEWER CATCH BASIN —————

————— (X) ————— STORM SEWER CURB INLET —————

————— SS ————— SANITARY SERVICE —————

 ODOT 203 FILL

 COMPACTED GRANULAR BACKFILL

 PROPOSED SIDEWALK (BY DEVELOPER)

DEMO:

DEMO STORM PIPE

DEMO STORM SEWER CATCH BASIN

DEMO STORM CURB INLET

DEMO SANITARY PIPE

DEMO SANITARY MANHOLE

- NOTES:**
1. ONE LENGTH OF WATERLINE PIPE SHALL BE INSTALLED CENTERED ON ALL CROSSINGS WITH STORM, SANITARY AND INLETS WITHIN CLOSE PROXIMITY
 2. *COMPACTED GRANULAR BACKFILL PER ITEM 703.11. ALL OTHER BACKFILL TO BE COMPACTED BACKFILL WITH NATIVE MATERIAL. ALL UTILITY CROSSINGS SHALL BE BACKFILLED WITH COMPACTED GRANULAR BACKFILL.
 3. EXISTING STORM TO BE REMOVED. BACKFILL TO BE PER ODOT 203 OR GRANULAR PER ODOT 703.11
 4. EXISTING SANITARY TO BE REMOVED. BACKFILL TO B GRANULAR PER ODOT 703.11 WITHIN BUILDING PAD FOOTPRINT

DRAWING SET STATUS:

☐ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

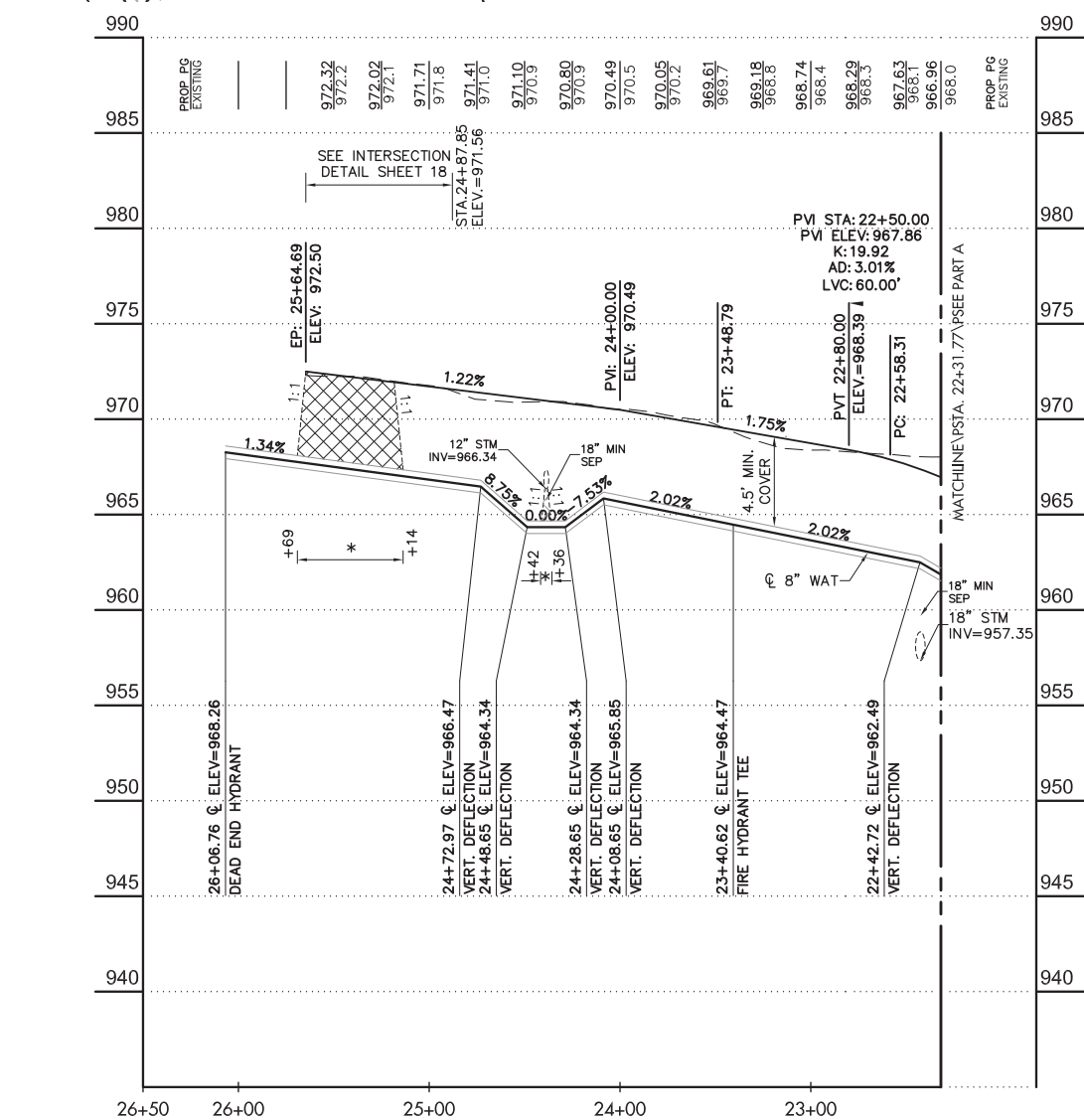
PROJECT NO.: 14-003

DATE: JULY, 2017

SCALE:

HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'

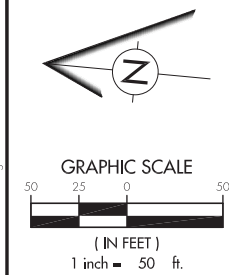
SHEET NO.: 12/18

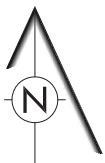
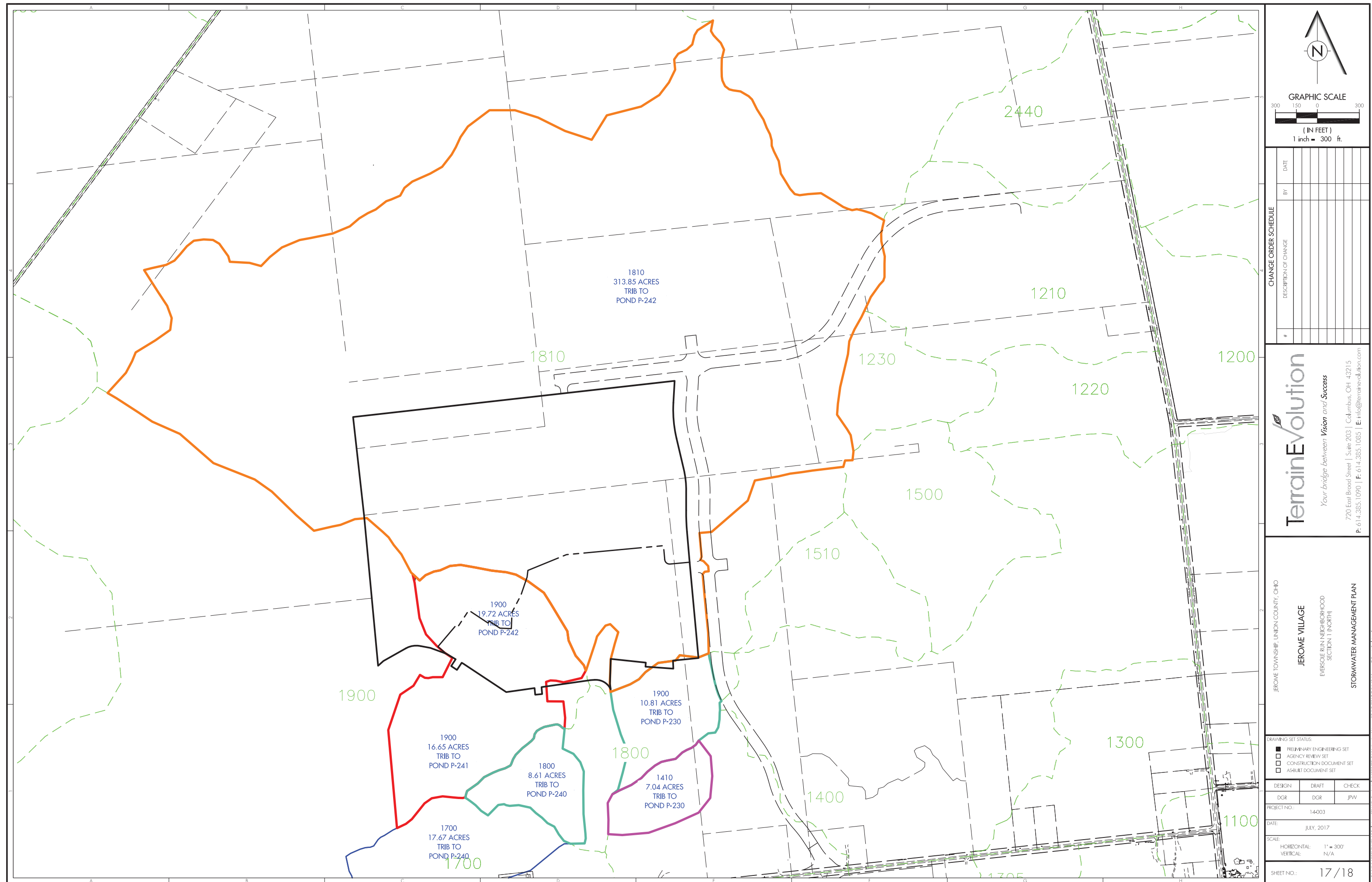


NOTES:

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DRAWING SET STATUS:		
<input checked="" type="checkbox"/> PRELIMINARY ENGINEERING SET <input type="checkbox"/> AGENCY REVIEW SET <input type="checkbox"/> CONSTRUCTION DOCUMENT SET <input type="checkbox"/> AS-BUILT DOCUMENT SET		
DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 14-003		
DATE: JULY, 2017		
SCALE:		
HORIZONTAL: 1" = 50' VERTICAL: 1" = 5'		
SHEET NO.: 14/18		





GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

[illegible]

Terrain Evolution

Your bridge between Vision and Success

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614 385 1090 | F: 614 385 1085 | E: info@terrainevolution.com

720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainedesign.com

HEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

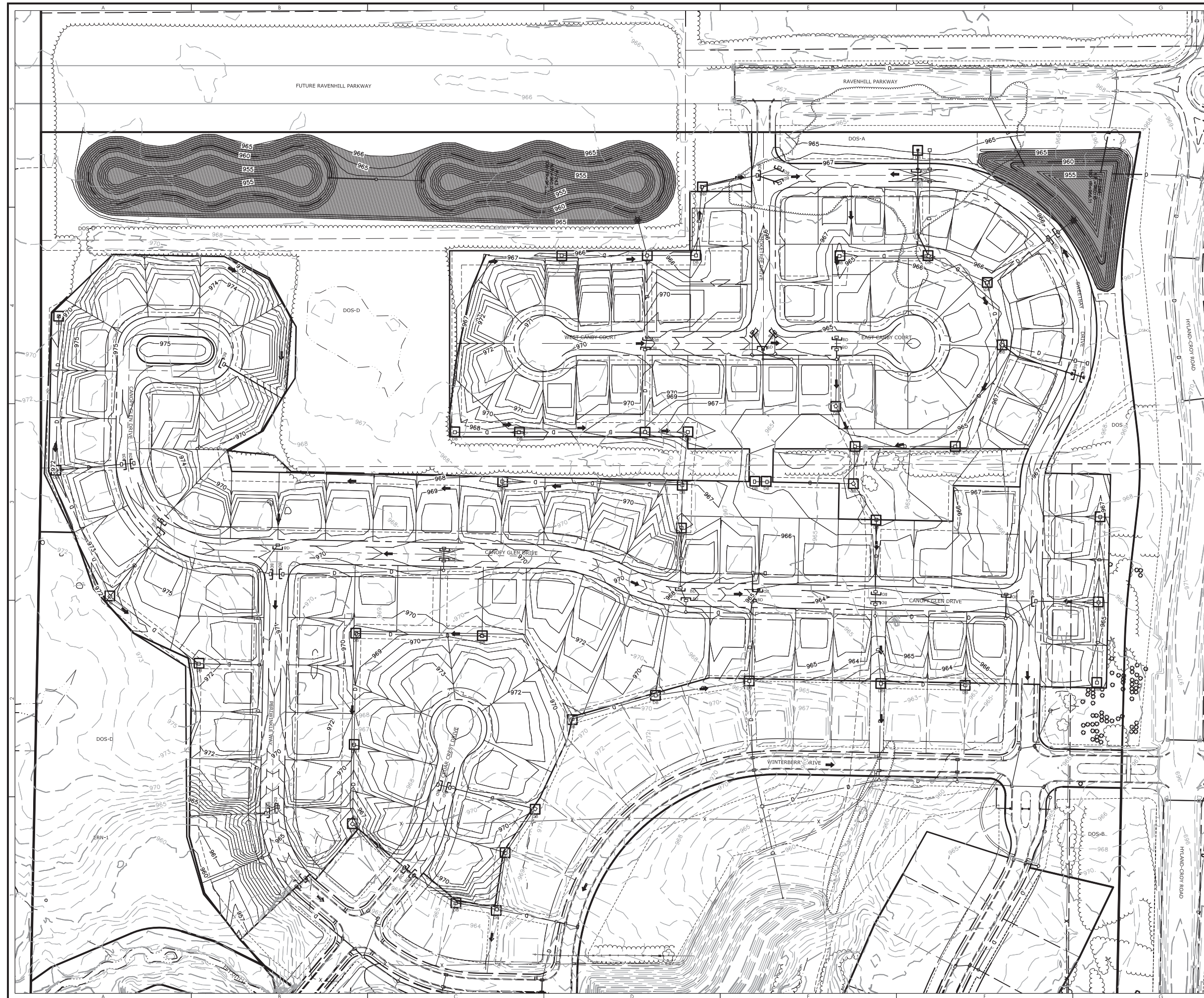
EVERSOLE RUN NEIGHBORHOOD
SECTION 1 (NORTH)










STORMWATER MANAGEMENT PLAN

DRAWING SET STATUS:

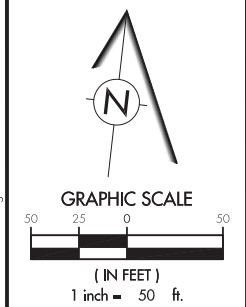
- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 14-003		
DATE: JULY, 2017		
SCALE:		
HORIZONTAL:		1" = 300'
VERTICAL:		N/A
SHEET NO.:		17/18



- ### LEGEND
- | | |
|---|--|
|  | - BEAVER DAM INLET PROTECTION |
|  | - DANDY BAG INLET PROTECTION |
|  | - STRAW BALE BARRIER |
|  | - SILT FENCING |
|  | - STABILIZED CONSTRUCTION ENTRANCE |
|  | - JURISDICTIONAL STREAM BUFFER
(NO DISTURBANCE ALLOWED) |
|  | - TEMPORARY SEDIMENT BASIN CONTROL
STRUCTURE |
|  | - STRAW BALE DROP INLET FILTER
OR ALTERNATIVE |
|  | - 100-YR PONDING LIMITS |

NOTE:
ALL EROSION AND SEDIMENT CONTROL PRACTICES
ARE SUBJECT TO FIELD MODIFICATION AT THE
DISCRETION OF UNION COUNTY AND/OR THE
OHIO EPA.

[illegible]

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P: 614.385.1090 | F: 614.385.1095 | E: info@terrainevolution.com

JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

EVERSOLE RUN NEIGHBORHOOD
SECTION 1 (NORTH)

EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:

☐ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 14-003

DATE: JULY, 2017

SCALE:

HORIZONTAL:	1" = 50'
VERTICAL:	N/A

SHEET NO.: 18/18



**County Engineer
Environmental Engineer
Building Department**

233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility

16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost

190 Beatty Avenue
Richwood, Ohio 43344

July 31, 2019

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, Box 219
East Liberty, Ohio 43319

Re: Preliminary Plat Extension
Jerome Village Subdivision
Eversole Run Neighborhood, Section 1 (ERN-1) North

Brad,

We have reviewed the request for preliminary plat extension of the above subdivision, received July 19, 2019. We recommend it be approved with modifications, pursuant to our original comment letter dated July 6, 2017 enclosed.

In accordance with Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions, feel free to contact me at (937) 645-3165.

Bill Narducci

Bill Narducci, P.E.
Assistant County Engineer
Union County Engineer

Enc: Preliminary Plat Comment Letter Dated July 6, 2017



Staff Report – Jerome Township Zoning Amendment

Applicant:	Jerome Township Zoning Commission c/o Township Zoning Clerk, Anita Nicol 9777 Industrial Parkway Plain City, OH 43064
Request:	<p>The Zoning Commission initiated an amendment to the text of the Zoning Resolution. The amendment adds a permitted use, Pet Crematories, to the Commerce District (COM) on page 4-39.</p> <p>Proposed text change</p> <ul style="list-style-type: none">• COM District: 56. 812220 - Pet Crematories
Location:	<p>Jerome Township is in Union County. The COM District is described by the Township's Zoning Text (Page 4-37) as areas along industrial corridors and major and minor arterials where access to interchanges, well designed roads and trucking or shipping routes are available to move goods and services. The COM District corresponds with the Flex Office/Light Industrial land use in the Jerome Township Comprehensive Plan (Page 6-14).</p>
Staff Analysis:	<p>Jerome Township Zoning Text</p> <p>The purpose and intent of the Commerce District (COM) allows for light industrial uses that “will be smaller, more specialized operations which are not intrusive by way of noise, dust, odor, vibration or present a danger to surrounding uses”. Looking through the permitted uses, there are some industrial uses that could be deemed “heavier” than a pet crematory.</p> <p>The COM District also already lists “81221 – Funeral Homes and Funeral Services”, which has in the description “Funeral homes combined with crematories are included in this industry.”. A pet crematory would be a similar use as a crematory used for human beings.</p> <p>Jerome Township Comprehensive Plan</p> <p>The purpose and intent of the COM District is highly similar to the Flex Office/Light Industrial land use from the Township's Comprehensive Plan, with the typical uses</p>



Logan-Union-Champaign regional planning commission

Staff Report – Jerome Township Zoning Amendment

	<p>described as uses consisting of warehouse and distribution, flex offices, services and light manufacturing.</p> <p>Other Considerations</p> <p>Upon doing further research, the Ohio EPA regulates pet crematories in three different capacities. 1)Air Pollution Control Permits 2)Solid Waste – Incinerator permit/license 3)Wastewater discharge permits. This type of permitting is similar to other uses permitted in the COM District.</p>
Staff Recommendations:	Staff recommends <i>APPROVAL</i> of the proposed zoning amendment based on the Township's Comprehensive Plan and the purpose and intent of the COM District.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Zoning Text Amendment Checklist

Date: July 23, 2019 Township: Jerome
Amendment Title: 19-2A-11

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

Office: (614) 873-4480 x102
Fax: (614) 873-8664

July 23, 2019

Mr. Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Dear Mr. Bodenmiller:

This letter is to inform you that on July 22, 2019 the Jerome Township Zoning Commission met and voted to send to the LUC the following Zoning Text Amendment:

1. COM District Page 4-39 of the Jerome Township Zoning Resolution, Permitted Uses: Add NAICS 812220 - Pet Crematories -Application #19-ZA-11

The Jerome Township Zoning Commission set the hearing for August 26, 2019 here at the Jerome Township Hall at 9777 Industrial Parkway, Plain City, Ohio 43064 at 7:00 p.m.

It was moved by Ken Gordon and seconded by Jeff Rymer to send these changes to the LUC Planning Commission for their review, recommendation and approval.

The vote resulted as follows:

Jeff Rymer , yes
Dan Bernstein, yes
Ken Gordon, yes
Kermit Morse, yes

If you need further information, please feel free to call me.

Sincerely yours,



Anita Nicol
Jerome Township Zoning Clerk

cc: Brad Bodenmiller

34. 511 – Publishing Industries
35. 512 - Motion Picture and Sound Recording Industries with the exception of:
 - a) 51213 - Motion Picture and Video Exhibition
36. 515 - Broadcasting (except Internet)
37. 517 – Telecommunications
38. 518 – Data Processing, Hosting, and related services
39. 519 – Other Information Services
40. 52 – Finance and Insurance
41. 531 – Real Estate with the exception of:
 - a) 53113 - Lessors of Mini-warehouses and Self-Storage Units
42. 532 – Rental and Leasing Services with the exception of:
 - a) 5321 - Automotive Equipment Rental and Leasing
 - b) 5323 – General Rental Centers
 - c) 5324 - Commercial and Industrial Machinery and Equipment Rental and Leasing
43. 533 - Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)
44. 54 - Professional, Scientific, and Technical Services
45. 55 - Management of Companies and Enterprises
46. 561 - Administrative and Support Services with the exception of:
 - a) 56173 – Landscaping Services
47. 611 – Educational Services
48. 621 - Ambulatory Health Care Services
49. 622 – Hospitals
50. 624 – Social Assistance with the exception of:
 - a) 62422 – Community Housing Services
 - b) 6244 – Child Day Care Services
51. 711 - Performing Arts, Spectator Sports, and Related Industries with the exception of:
 - a) 711212 – Racetracks
52. 712 - Museums, Historical Sites, and Similar Institutions with the exception of:
 - a) 71213 - Zoos and Botanical Gardens
 - b) 71219 - Nature Parks and Other Similar Institutions
53. 7223 – Special Food Services
54. 811 – Repair and Maintenance
55. 81221 – Funeral Homes and Funeral Services
56. 812220 – Pet Crematories
57. 81233 – Linen and Uniform Supply
58. Other Personal Services with the exception of:
 - a) 81219 – Pet Care (except Veterinary) Services
59. 81292 – Photofinishing
60. 81293 – Parking Lots and Garages
61. 813 – Religious, Grant making, Civic, Professional, and similar organizations
62. 92 – Public Administration

Note: The text, images and diagrams in this highlighted area are for clarification and explanation purposes only. See Section 135



Zoning & Subdivision Committee
Thursday, August 8, 2019

The Zoning and Subdivision Committee met in regular session on Thursday, August 8, 2019 at 12:43 pm at the LUC East Liberty Office.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Wes Dodds, Ashley Gaver, Charles Hall, Steve McCall, Heather Martin, Tammy Noble for Vince Papsidero, Aaron Smith, Jeff Stauch, and Andy Yoder. Absent members were Bill Narducci and Tom Scheiderer.

Guests included: Justin Wollenberg, Terrain Evolution; Doug Crabill, City of Urbana; Will Nicholson, Union County Commissioners; David Faulkner, Champaign County Commissioners; John Bayliss, Logan County Commissioner.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Andy Yoder moved a motion to approve the minutes from the June 13 meeting as written and Charles Hall seconded. All in favor.

1. Review of ERN-1 North Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Charles Hall asked for clarification on the plat.
 - Brad Bodenmiller and Justin Wollenberg provided further explanation on what has been final platted.
 - Tammy Noble moved a motion to recommend approval of the two-year extension for the ERN-1 North Preliminary Plat and Charles Hall seconded. All in favor.
2. Review of Jerome Township Zoning Text Amendment (Union County) – Staff Report by Aaron Smith
 - Charles Hall asked for clarification regarding the language for crematoriums.
 - Tammy Noble asked for clarification regarding the language and its specificity.
 - Andy Yoder moved a motion to recommend approval of the Jerome Township Zoning Text Amendment and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:52 pm with Steve McCall moving a motion to adjourn and Andy Yoder seconded. All in favor.