



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Agenda Thursday, December 13, 2012 - 1:15 p.m.

Call to Order – Jeff Stauch - President

Roll Call

Action on Minutes of November 8, 2012 – Executive Committee

Financial Report November – Andy Yoder, Treasurer

ODOT Reports

New Business:

1. Review of the Woodbine Village Preliminary Plat Extension in Jerome Township, Union County – Staff Report by Jenny Snapp
2. Review of the Jerome Township, Union County rezoning of Parcel 15-0028006200 from M1 to the Special Recreation District SR2 - Wes Dodds

Director's Report

Comments from Individuals

Adjourn

2012 Budget Summary

As of 12/7/2012

900	REVENUES:	Estimated	To Date	CashBalance
990-2-1	Per Capita Assessments	\$ 173,576.45	\$ 185,453.35	\$ (11,876.90)
990-7	Estimated Interest	\$ 400.00	\$ 4,038.25	\$ (3,638.25)
990-2	Estimated Other	\$ 2,600.00	\$ 2,645.11	\$ (45.11)
990-2-2	Services and Projects	\$ 50,200.00	\$ 51,026.29	\$ (826.29)
Estimated Total Revenue		\$ 226,776.45	\$ 243,163.00	\$ (16,386.55)

990	EXPENDITURES:	Estimated	To Date	%
990-1	Salaries & Wages	\$ 145,000.00	\$ 113,466.61	\$ 31,533.39 78%
990-2	Supplies	\$ 5,000.00	\$ 4,577.43	\$ 422.57 92%
990-4	Equipment	\$ 2,000.00	\$ 980.72	\$ 1,019.28 49%
990-3-1	Utilities	\$ 13,000.00	\$ 8,359.02	\$ 4,640.98 64%
990-5-2	Travel	\$ 7,000.00	\$ 4,044.00	\$ 2,956.00 58%
990-3-2	Professional Development	\$ 3,000.00	\$ 4,316.89	\$ (1,316.89) 144%
990-5-1	Other Expenses	\$ 7,000.00	\$ 3,281.55	\$ 3,718.45 47%
990-10-1	PERS	\$ 20,300.00	\$ 14,245.05	\$ 6,054.95 70%
990-10-2	Workers Compensation	\$ 3,000.00	\$ -	\$ 3,000.00 0%
990-10-3	Medicare	\$ 2,103.00	\$ 1,628.67	\$ 474.33 77%
990-10-4	Hospital / Life Insurance	\$ 6,000.00	\$ 5,602.26	\$ 397.74 93%
990-10-5	Contingencies	\$ 5,500.00	\$ -	\$ 5,500.00 0%
990-3-4	Building Fund	\$ 4,000.00	\$ 3,056.03	\$ 943.97 76%
990-3-6	Annual Meeting	\$ 3,000.00	\$ 2,998.30	\$ 1.70 100%
Estimated Total Expenditures		\$ 225,903.00	\$ 163,558.23	\$ 62,344.77 72%

STATEMENT:

Cash Balance January 1, 2012	\$ 199,161.33
Estimated Cash Balance December 31, 2012	\$ 107,069.24
Actual Cash On Hand December 31, 2012	
Estimated Total Revenue	\$ 226,776.45
Actual 2012 Revenue	\$ 243,163.00
Difference (+/Under)	\$ 16,386.55
Estimated Total Expenditures	\$ 225,903.00
Actual 2012 Expenditures	\$ 163,558.23
Difference (+/Under)	\$62,344.77

LUC Regional Planning Commission

Treasurer's Report

BEGINNING BALANCE ON November 1, 2012 **\$ 278,931.90**

RECEIPTS

Woodbine Village	Section 1 Preliminary Plat Extension	\$	200.00
DP&L	Annual Dinner Sponsorship	\$	600.00
Various	Annual Dinner Tickets	\$	780.00
Hisnay/Westlake	Annual Dinner Tickets	\$	30.00
Union County	FY11 Fair Housing	\$	4,000.00
Logan County	FY11 Fair Housing	\$	5,600.00
Union County	Oct '12 Interest	\$	367.18

TOTAL RECEIPTS **\$ 11,577.18**

TOTAL CASH ON HAND **\$ 290,509.08**

EXPENDITURES

Employee Salaries	2 Pay Periods	\$	8,892.68
PERS	Oct-12	\$	1,277.43
Medicare	2 Pay Periods	\$	127.55
CEBCO	Health Insurance	\$	401.15
CEBCO	Dental Insurance	\$	76.63
Anthem Life	Life Insurance	\$	6.52
USPS	Postage	\$	382.00
Time Warner	Internet & Phone Service	\$	278.08
APA Ohio	Miami Valley Planning Workshop - Dodds	\$	50.00
Dayton Power & Light	Electric	\$	153.52
Wes Dodds	Mileage - October 2012	\$	210.00
Heather Martin	Mileage - October 2012	\$	29.00
Der Dutchman	Annual Dinner	\$	2,302.00
Petty Cash	Various Receipts	\$	113.72
Barry's Perch N More	Annual Dinner Gift Card	\$	20.00
Wren's Florist	Annual Dinner Centerpiece	\$	40.00
2 G/g's BBQ	December Luncheon	\$	321.00

\$ 14,681.28

Bldg.

Tiffany Epps	Office Cleaning	\$	60.00
--------------	-----------------	----	-------

\$ 60.00

TOTAL EXPENDITURES **\$ 14,741.28**

BALANCE ON HAND AS OF November 30, 2012 **\$ 275,767.80**

Respectfully Submitted,



R. Andy Yoder, Treasurer

**LUC MEETING
December 13, 2012**

☐Active Construction Projects

ODOT Project 120263

UNI-SR4-13.18, PID Number 83972

Description: Structure rehabilitation.

Location: Marysville. SR4 over US33/36.

Maintenance of Traffic: Part width construction. Traffic maintained.

Completion Date: 06/15/2013

Contractor: Shelly and Sands, Inc.

Amount: \$1,828,582.92

Project Status: On schedule.

☐Projects Awarded During Month of November

No projects awarded during November.

☐Upcoming Projects Scheduled for Sale Through December/January

ODOT Project 130017

UNI-US33-8.74, PID Number 76466

Description: Resurfacing and pavement repair. Reconstruct both exit ramps at east US33/36 interchange.

Location: Marysville. US33: SR245/US33 to US36; US36: Collins Avenue to US33EB Ramp.

Maintenance of Traffic: Traffic maintained.

Completion Date: 09/15/2013

Contractor: to be determined

Amount: \$3,187,425 (estimated)

Project Status: Scheduled for 01/10/2013 letting.

☐ALL PROJECT INFORMATION CURRENT AS OF December 12, 2012.

CHP/LOG County Projects

08/15/11 thru 09/30/13

12/12/12	Updated				
PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
86684	CHP CR 468 0.00	Resurfacing, Undivided System	OVERLAY ASPHALTIC CONCRETE ON 17.55 MILES OF COUNTY ROADS. (ROADS ARE RURAL MINOR COLLECTORS. FUNDING IS CONTINGENT ON INCLUDING RURAL MINOR COLLECTORS FOR FEDERAL FUNDS IN THE NEXT TRANSPORTATION BILL).	07/29/13	
83942	CHP SR 245 0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items. Bridge: 1102419 Remove wearing course surface and waterproof bridge deck with overlay asphalt. Replace polymer joints.Bridge: 1102435 Patch deck and approach joint.Bridge: 1102486 r	03/18/13	
88768	CHP SR560 1.48/1.56	Bridge Repair	Replace deteriorating wearing surface (2 bridges) with no approach work except approach slabs. Asphalt overlay precluded by legal load rating.	07/29/13	
91168	CHP US 68 5.65	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	04/22/13	
86944	LOG SR 235 16.05	Section Improvement	Improve horizontal alignment of curve at TR 240 and regrade ditch.	12/06/12	12/06/12
83927	LOG SR 235 8.18	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	07/08/13	
83947	LOG SR 47/706 0.00/0.00	Minor Rehabilitation - Pavement Gnrl Sys	Resurface the existing roadway, along with other roadway related items.	12/06/12	12/06/12
89213	LOG TRANSPORTATION MUSEUM	Other Modes Related	CONSTRUCT AN ADDITION TO THE EXISTING LOGAN COUNTY MUSEUM, TO BE BUILT SIMILAR TO THE BIG FOUR ROADHOUSE. VARIOUS (EXISTING) TRANSPORTATION EXHIBITS WILL BE DISPLAYED.	10/18/12	
88369	LOG US 68 17.75	Bridge Replacement	LOG 68 17.75 Structure, Carrying Tributary South Fork Miami River. Paving the bottom of the existing steel culvert. Culvert length 80 feet. Existing structure - 108" CMP on skew has deteriorated significantly since last inspection and needs to be repl	01/22/13	
90807	LOG US 68 8.10	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	07/08/13	

PID	COUNTY ROUTE SECTION	PRIMARY WORK CATEGORY	DESCRIPTION	AWARD DATE CURRENT	AWARD DATE ACTUAL
82463	LOG US 68 8.68	Minor Rehabilitation - Pavement Gnrl Sys	Pavement planing and resurfacing with asphalt concrete.Urban Paving Program.	07/08/13	
93471	LOG VAR VAR	Bridge Repair	Rebuild deck edges, patch pier encasements, reface abutments, and seal deck edges.SFN 4603125 LOG 292 0879 Tributary Mill CreekSFN 4603605 LOG 508 0196 Stoney CreekSFN 4603907 LOG 559 0170 Tributary Big	07/08/13	



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE
December 13, 2012

SHE-BREES LLC – 0.50 ACRES – ZONING AMENDMENT

- APPLICANT:** She-Brees represented by Attorney Mr. Paul Ghidotti
7637 Commerce Place
Plain City, Ohio 43064
- REQUEST:** Request to re-zone 0.50 Acres out of parcel 15-0028005200 from M-1 Light Manufacturing District to SR-2 Special Recreation District.
Total Acreage – 5.398 Acres
Acreage to be Re-Zoned – 0.50 Acres
Currently Zoned: M-1 Light Manufacturing District
Current Use: Vacant
Proposed Zoning: SR-2 Special Recreation District
Proposed Use: To remain vacant. Additional acreage will be used to meet lot coverage requirements of the Jerome Township Zoning Resolution.
- LOCATION:** 7637 Commerce Place
Plain City, Ohio 43067
- STAFF ANALYSIS:** The applicant is applying to re-zone a portion of parcel number 15-0028005200 from M-1 Light Manufacturing to SR-2 Special Recreation District for the purposes of splitting out a 0.50 acre tract to for sale to Heho Properties LLC/Marble & Granite Works LLC, who own the parcel adjacent to the north of the proposed zoning amendment. Heho Properties LLC and Marble and Granite Works LLC wish to acquire the additional acreage so that their existing facilities meet the lot coverage requirements of the Jerome Township Zoning Resolution.

This rezoning is similar to the parcel amendment reviewed by LUC in July for Integrity Gymnastics in Jerome Township, which the LUC Executive



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Committee recommended approval of. However, in that case, the property owners acquiring the rezoned acreage for the purpose of meeting lot coverage requirements in the Jerome Township Zoning Resolution stated that they were planning on adding the additional acreage to their existing parcel. After meeting with Jerome Township and the Union County Engineer's Office and Kathleen Crowley from Jerome Township, Ms. Crowley has informed us that the prospective buyer has concerns about re-surveying their existing parcel and adding this new acreage into that legal description. They would prefer to leave this new acreage as a separate, adjacent parcel to their existing property.

While staff has no concerns regarding this rezoning from a land use perspective, there are several technical issues that need to be addressed in the process:

1. Staff does not feel that this proposed 0.50 parcel can be legally be created as a standalone parcel. The proposed parcel has no frontage on a public street, and would be too small to meet the requirements of the Jerome Township Zoning Resolution.
2. The proposed buyer of the property is acquiring the property expressly to meet the requirements of the zoning resolution. As this is not an existing non-conforming lot of record adjacent to the buyer's property, the parcel must first be legally created and combined with the existing property. The proposed 0.50 acre tract could not be created legally without a variance from the township zoning resolution, as it does not conform as proposed.

STAFF RECOMMENDATIONS:

Staff recommends **APPROVAL** of the proposed zoning amendment of 0.50 acres out of parcel number 15-0028005200 on the condition that this new acreage is surveyed and added to the parcel owned by HeHo Properties LLC and Marble and Granite Works LLC. Adding the acreage to the existing property will accomplish the goal of increasing the effective lot size for the purposes of complying with lot coverage requirements of the Jerome Township Zoning Resolution, and will not create a non-conforming lot.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp



Legend

 Shee Brees Rezoning

Jerome Zoning

Zoning

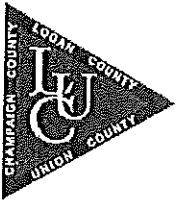
 U-1	 R-2	 B-14	 SR-2
 R-1	 B-1	 B-15	 PUD
	 B-11	 M-1	 Plain City
	 B-12	 M-2	 Parcels
	 B-13	 SR-1	

Jerome Township

Shee Brees Rezoning 0.50 Acres

0 287.5 575 1,150 Feet





Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Zoning Parcel Amendment Checklist

Date: 11/26/2012

Township: Jerome

Amendment Title: .5 ACRES OUT OF PARCEL 16-0028006200 REZONE FROM M-1 TO THE SPECIAL DEFECTION DISTRICT SR-2

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 Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone 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 (which is the 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 Parcel 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"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<u>M-1</u> <input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<u>SR-2</u> <input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<u>VACANT</u> <input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<u>VACANT</u> <input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<u>.5</u> <input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/> <u>N/A</u>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

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

Revision: Initial, 8/2009

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Jerome Township

Planning & Zoning Department

KATHLEEN CROWLEY
PLANNING & ZONING COORDINATOR

9777 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064

November 29, 2012

OFFICE: (614) 873-4480
FAX: (614) 873-8664
JEROMETWPINSPECT@AOL.COM

Jenny R. Snapp, Director
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Jenny Snapp:

This letter is to inform you of a Jerome Township Rezoning Amendment:

Application: #469

Name of Applicant: She-Brees represented by Attorney Mr. Paul Ghidotti

Rezoning: Approximately .5 acres out of Parcel #15-0028005200 a 5.398 acres located at the southeast corner of 7637 Commerce Place, Plain City, Ohio/Parcel #15-0028005102, 750 feet southeast from the intersection of Corporate Blvd.

Present Zoning: M-1 (Light Manufacturing District)

Proposed Zoning: SR-2 (Special Recreation District)

Public Hearing Date has been set for: January 10, 2012 at 7:00 p.m.

The Zoning Commission would like your comments regarding this rezoning before the public hearing date.

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

Sincerely yours,


Kathleen Crowley
Development Director

Attachment

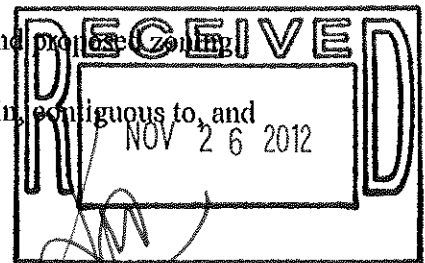
APPLICATION FOR ZONING AMENDMENT
ZONING COMMISSION

Jerome Township – Union County, Ohio

Application No. #469

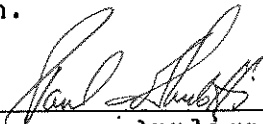
The undersigned, owner(s) of the following legally described property hereby request the consideration of change in zoning district classification as specified below:

1. Name of Applicant She-Brees (represented by Paul Ghidoni, Attorney) (614) 488-4424
2. Mailing Address 7600 INDUSTRIAL PARKWAY, PLAIN CITY, Ohio 43064
Phone: Home N/A Business clo Paul Ghidoni 488-4424
3. Location Description: Subdivision Name N/A
Parcel # 15-0028005200 Township JEROME Range
Block Lot Size .5-ACRE SPLIT Acres 50-ACRES (see Attached)
(If not located in a subdivision attach a legal description)
(A) N (S) E W side of COMMERCE PLACE
(B) 750 feet, N (S) E W, from intersection of CORPORATE BOULEVARD
Nearest major intersection INDUSTRIAL PARKWAY / CORPORATE BOULEVARD
4. Existing Use VACANT
5. Present Zoning District M-1
6. Proposed Use TO REMAIN VACANT AND TO BE UTILIZED FOR LOT COVERAGE
7. Proposed Zoning District SR-2
8. Supporting information: Attach the following items to the application:
 - a. A vicinity map showing property lines, streets, and existing and proposed zoning. (Attached)
 - b. A list of all property owners and their mailing addresses within, contiguous to, and directly across the street from the proposed rezoning. (Attached)



- c. A statement of how the proposed rezoning relates it to the Comprehensive Plan.
 - d. The proposed amendment to the zoning map or text in ordinance (resolution) form, approved as to form by the City (Village, County, Township) Legal Advisor.
 - e. Fee as established according to Section 360.
9. Applicants or their official representative (attorneys, power of attorneys, etc.) must be present for rezoning hearings, Conditional Use Permit hearings or for variance hearings to provide appropriate knowledge and/or pertinent answers to questions before an application may be passed on.

Date 11/20/12

 ATTORNEY
Applicant

For Official Use Only
(Planning Commission)

_____ Planning (Zoning) Commission

Date Filed _____ Date of Notice in Newspaper _____

Date of Notice to Adjacent Property Owner _____

Date of Public Hearing _____ Fee Paid \$ _____

Recommendation of Planning (Zoning) Commission: Approval _____

Denial _____

Reason for Recommendation _____

_____ Planning (Zoning) Commission

Date _____ Chairman _____

For Official Use Only
(Legislative Authority)

Date of Recommendation Received _____

Date of Notice in Newspaper _____

Date of Public Hearing _____

Action by Legislative Authority: Approval _____ Denial _____

If Denied, reason for denial _____

Date _____

_____ Clerk

Note: Three copies of this form and supporting information must be
filed with the Jerome Township Planning (Zoning) Commission.

Adjoining Property Owners.
Names and Mailing Address

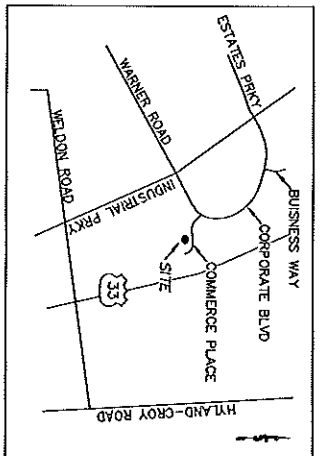
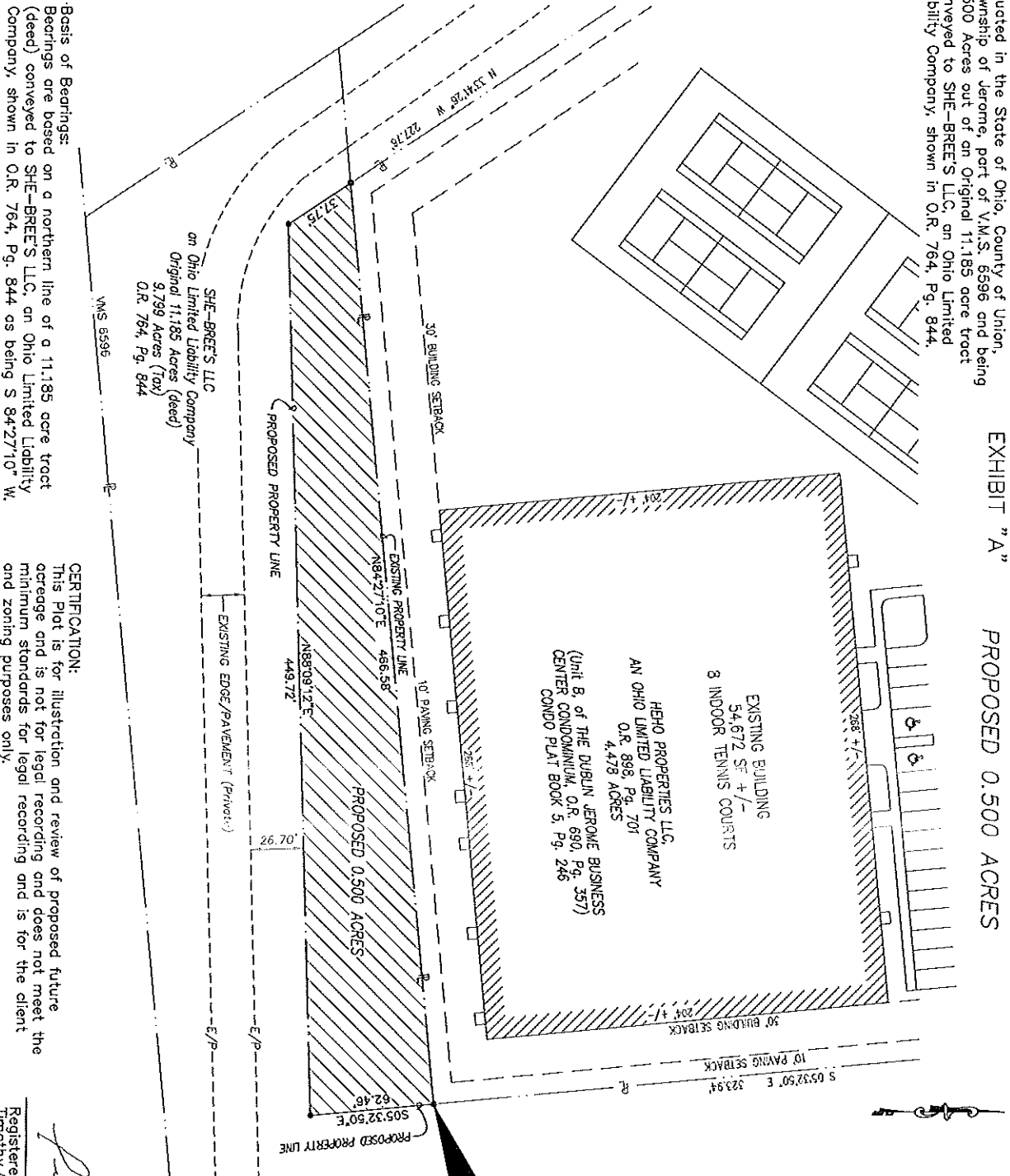
See ATTACHES

List checked against map and approved by Zoning Inspector_____

Situated in the State of Ohio, County of Union, Township of Jerome, part of V.M.S. 6596 and being 0.500 Acres out of an Original 11.185 acre tract conveyed to SHE-BREE'S LLC, an Ohio Limited Liability Company, shown in O.R. 764, Pg. 844.

EXHIBIT "A"

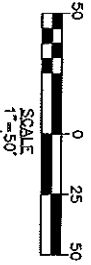
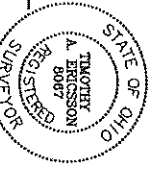
PROPOSED 0.500 ACRES



SHE-BREE'S LLC
an Ohio Limited Liability Company
Original 11.185 Acres
9,799 Acres (deed)
O.R. 764, Pg. 844

CERTIFICATION:
This Plot is for illustration and review of proposed future acreage and is not for legal recording and does not meet the minimum standards for legal recording and is for the client and zoning purposes only.

Registered Surveyor No. 8067 11/10/12
Timothy A. Ericsson



DESCRIPTION OF 0.500 ACRES

Situated in the State of Ohio, County of Union, Township of Jerome, part of V.M.S. 6596 and being 0.500 Acres out of an Original 11.185 acre tract conveyed to SHE-BREE'S LLC, an Ohio Limited Liability Company, shown in O.R. 764, Pg. 844 and being more particularly described as follows:

Commencing at a found $\frac{3}{4}$ " I.P. at the southeast corner of a 4.478 acre tract conveyed to HEHO PROPERTIES LLC, shown in O.R. 898, 701, said tract also being designated as (UNIT B of THE DUBLIN JEROME BUSINESS CENTER CONDOMINIUM, shown in O.R. 690, Pg. 357, Condo Plat Book 5, Pg. 246) and being a corner on a northern line of SHE-BREE'S tract, also said I.P. being **TRUE PLACE OF BEGINNING** for this legal description, thence;

S05°32'50"E a distance of **62.46** feet with a new line through said SHE-BREE'S tract to a point, thence;

S88°09'12"W a distance of **449.72** feet still crossing said SHE-BREE'S tract to a point, thence;

N33°41'26"W a distance of **37.75** feet continuing across said SHE-BREE'S tract to a found $\frac{3}{4}$ " I.P. at a southwest corner of said HEHO tract, thence;

N84°27'10"E a distance of **466.58** feet with the south line of the HEHO tract and being a northern line of said SHE-BREE'S tract Returning to the **TRUE PLACE OF BEGINNING** and containing **0.500 acres** more or less, subject however to all legal easements and rights-of-way of record.

See Exhibit "A" attached and made part thereof.

Basis of Bearing: Bearings are based on a northern line of a 11.185 acre tract (deed) conveyed to SHE-BREE'S LLC, an Ohio Limited Liability Company, shown in O.R. 764, Pg. 844 as being S 84°27'10" W.

This description is true and correct to the best of my knowledge and is prepared from records on file at the Union County Auditor, Recorder & Engineer's Offices and not from an actual field survey.

Timothy A. Ericsson P.S. #8067
11/10/2012

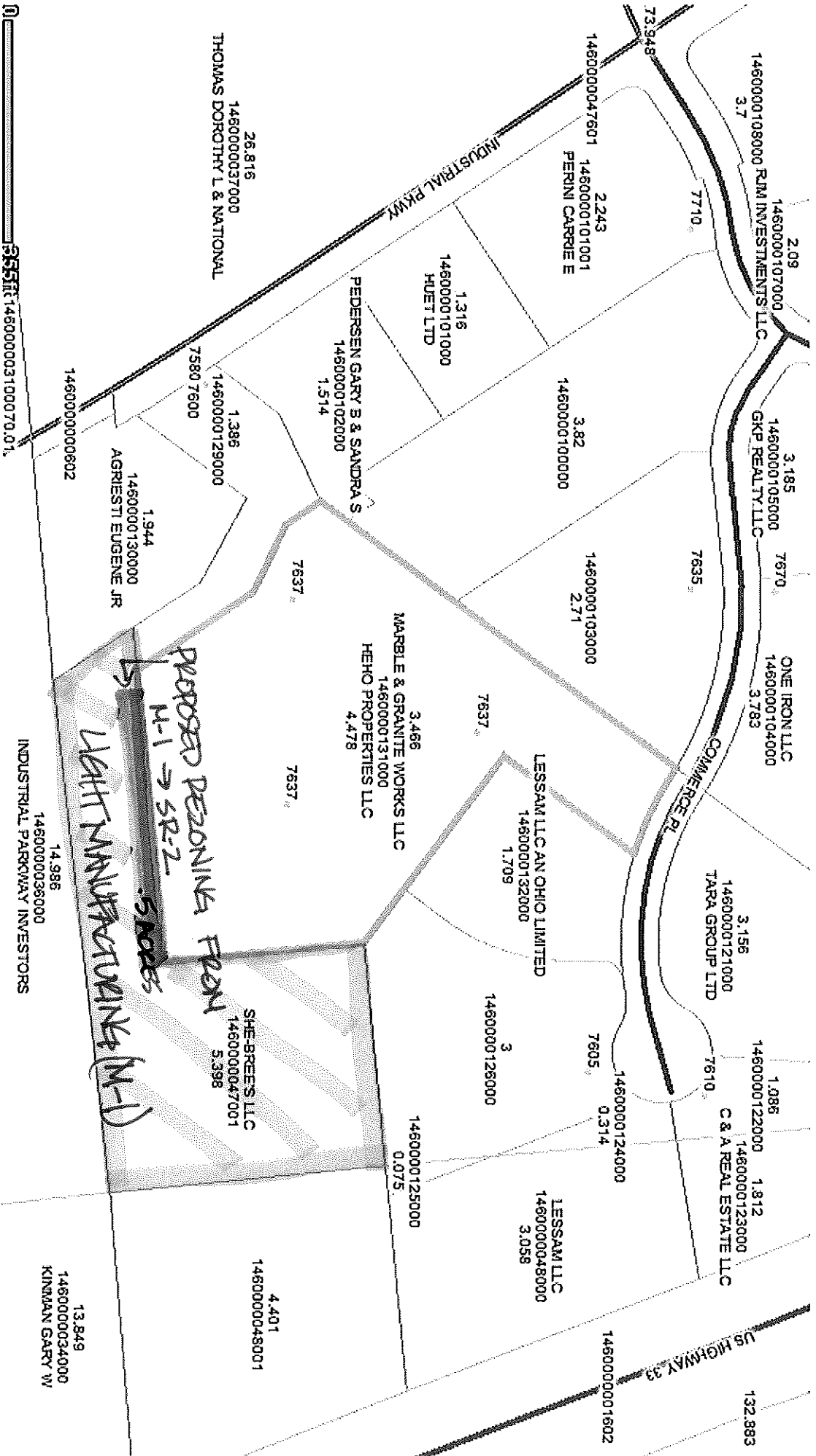
SUPPORTING INFORMATION 8(b)

List of Property Owners Contiguous to proposed site for rezoning

- Marble & Granite Works LLC, 7635 Commerce Place, Plain City, Ohio 43064
- Eugene Agriesti, Jr. 7580 Industrial Parkway, Plain City, Ohio 43064
- Heho Properties LLC, 7637 Commerce Place, Plain City, Ohio 43064
- Sandra/Gary Pedersen, 7620 Industrial Parkway, Plain City, Ohio 43064
- Lessam LLC, 7605 Commerce Place, Plain City, Ohio 43064

SUPPORTING INFORMATION 8(c)

The proposed rezoning is in compliance with the Comprehensive Plan for the Township. The ground will share a common boundary/property line with the existing 4.478-acres owned by Heho Properties LLC (which is currently zoned SR-2) and will be used for lot coverage purposes so as to permit Heho Properties to complete the installation of four platform tennis courts and an ancillary warming hut.



PROPOSED REZONING FROM
M-1 → SR-2
5.398 ACRES
LEFT MANUFACTURING (M-1)

1460000003100070.01



STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE
COMMITTEE

December 13, 2012

WOODBINE VILLAGE SECTION 1 PRELIMINARY PLAT EXTENSION

APPLICANT:

WC Jerome, LLC
229 Huber Village Drive, Suite 100
Westerville, Ohio 43081

Tim Reardon
TWR Development
P.O. Box 165
Dublin, Ohio 43017

Other Contacts:

Jim Whitacre
Advanced Civil Design
422 Beecher Road
Gahanna, Ohio 43230

William R. Westbrook
1974 Keswick Drive
Columbus, Ohio 43220

REQUEST:

Approval of the Woodbine Village Section 1 Preliminary Plat Extension in Jerome Township, Union County

LOCATION:

Located at Industrial Parkway and Brock Road in Jerome Township, Union County.

STAFF ANALYSIS:

This Preliminary Plat Extension is for Section 1 of Woodbine Village. Woodbine Village Section 1 is proposed to have a total of 40.052 acres and 77 lots. This section will contain 8.52 acres of open space. The proposed method of supplying water and sanitary sewer service is through the City of Marysville.

The original approval date for Woodbine Village Section 1 Preliminary Plat was December 9, 2010. The developer is requesting a 2 year extension of the Plat. The Final Plat for Phase 1 of Woodbine Village Section 1 was approved on December 8, 2011. There is still a second phase of Section 1 that has yet to go through the Final Plat process.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Comments from reviewing agencies are as follows:

- **Union County Engineer's Office**
 - Per the attached review letter dated December 6, 2012, the Union County Engineer's Office recommends that the Preliminary Plat Extension be approved. All of the items from the Engineer's Office December 3, 2010 review of the original Preliminary Plat were addressed with construction improvements. All remaining construction drawing approvals are nearing completion.
- **Union County Soil & Water Conservation District**
 - No comments as of December 7, 2012.
- **Union County Health Department**
 - Per email dated November 29, 2012, the Health Department recommends that all efforts be made to provide a point of connection (easements and/or service lines) to both water and sewer to any adjacent home, business, or other facility being serviced by private systems.
 - The email further goes on to state that any home or business that is currently being serviced by a private sewage treatment system and ends up being within 200 feet of a sanitary sewer easement should be brought to the Health Department's attention.
- **City of Marysville**
 - Per email dated December 6, 2012, the City of Marysville has no comments regarding the Woodbine Section 1 Preliminary Plat Extension.
- **Jerome Township**
 - No comments as of December 7, 2012.
- **ODOT District 6**
 - As of December 7, 2012, no comments from ODOT District 6.
- **Union Rural Electric/URE**
 - No comments as of December 7, 2012.
- **LUC Regional Planning Commission**
 - Confirmation of approval of the amendments to the original PUD zoning needs to be forwarded to LUC prior to Final Plat Approval. A letter from Jerome Township confirming that the subdivision conforms to Township zoning should be submitted.

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

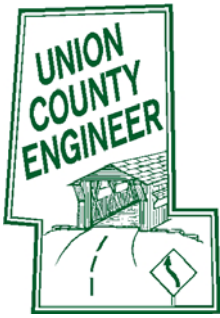
Director: Jenny R. Snapp

STAFF RECOMMENDATIONS:

- Staff recommends **approval** of the Woodbine Village Section 1 Preliminary Plat Extension with the condition that all comments from LUC and reviewing agencies must be incorporated into Construction Drawings and the Final Plat. The developer should ensure that prior to Final Plat submittal of the remaining phase of Section 1, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

-



**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

Public Service with integrity

December 6, 2012

Jenny Snapp, Director
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Re: Woodbine Village – Section 1 Preliminary Plat Extension Request Review

Jenny,

We have had the opportunity to review the request from the developer to extend the preliminary plat for the above project. During this review, we looked at our original comments from the preliminary plat submittal. All of the listed comments from our December 3, 2010 letter have been addressed with the constructed improvements. In addition, the construction drawings for the remainder of the improvements that are covered under this preliminary plat have been reviewed by our office and are nearing approval. Therefore, our office recommends approval of the request to extend the plat.

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.

Sincerely,

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

Cc: Jeff Stauch, UCE (via email)



Director's Report – December 13, 2012

Jenny's Activities:

Meetings, Miscellaneous & Projects

November 14	Woodbine Village Section 2 Sketch Review
November 15	LUC Annual Meeting
November 19	Meeting with AFLAC Rep. for benefits
November 21	Meeting with Union Soil & Water Conservation District re: drainage issues/zoning
December 5	Met with Andy Yoder, LUC Treasurer re: performance appraisals/LUC Budget
December 10	County Planning Director's Association of Ohio (CPDAO) Winter Conference

December 13	LUC Zoning & Subdivision Committee Meeting LUC Christmas Luncheon LUC Executive Committee Meeting
-------------	---

Ongoing Projects	Claibourne Township (Union County) Zoning Resolution Subdivision Regulations Update Upper Scioto Watershed Balanced Growth Plan Steering Committee - DRAFT Plan Available! Logan County Ag. Council Committee Union County Comprehensive Plan - Draft given to County Commissioners Logan County/Ohio Hi-Point JVS Local Foods/Farm to School Plan through OSU Center for Farmland Policy Innovation LUC Building Issues Staff Employee Performance Appraisals
-------------------------	---

Heather's Activities:

Meetings, Miscellaneous & Projects

Nov 15	LUC Annual Dinner
Dec 5	City of Urbana Fair Housing Ordinance Meeting
Completed	Billing for 2013 LUC Annual Assessment

Wes' Activities:

Miscellaneous

Nov. 15 th	LUC Annual Dinner
Nov. 28 th	Attended Union County GIS Task Force Meeting
Dec. 3 rd	Met with Union County Engineer's Office staff and Jerome Township regarding a zoning amendment and lot split.
Dec. 4 th	Attended York Township Zoning Commission Meeting
Dec. 7 th	Attended Miami Valley Planning and Zoning Conference
Dec. 8 th	Attended Union County Local Foods Meeting
Dec. 10 th	Attended Champaign County Township Association Meeting
Dec. 13 th	LUC Zoning & Subdivision Committee

Ongoing Projects

CDBG	Union County- Village of Richwood Landon Road Sewer Rehab Project Completed Champaign County –Mad River Township Stickley Road Guardrail Pre-Construction Started this week.
GIS	Exploration of ArcGIS Online Services for online mapping on LUC Planning Website; Working towards completion of searchable maps for Washington Township and the City of Bellefontaine.
Comp Plans	Union County Update – Final Draft Available on LUC website. Adoption by Union County Commissioners pending.
Zoning Updates	York Township
Other	Logan County Ag. Council Committee Union County Local Foods Union County Trail Planning Committee Union County GIS Task Force



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Executive Committee Meeting Minutes

Thursday, December 13, 2012

LUC President Jeff Stauch called the meeting to order at 1:15 pm.

Roll Call – Jenny Snapp

Members present: John Bayliss, Brad Bodenmiller, Max Coates, Brian Dhume for Scott Coleman, Greg DeLong, Ves DuPree, Charles Hall, Valerie Klingman, Randy Kyte, Matt Parrill, Fereidoun Shokouhi, Tim Notestine, George Showalter, Jenny Snapp, Jeff Stauch, Ben Vollrath, Andy Yoder, and Kevin Gregory for Roger Yoder.

Members absent: Tracy Allen, Paul Blair, Kevin Bruce, Tim Cassady, Bill Edwards, Paul Hammersmith, Jim Holycross, Doug Miller, Barry Moffett, Ryan Shoffstall.

Guests present: Randy Chevalley, Deputy Director of ODOT District 7; Joel Kranenburg, Village of Russells Point; Steve McCall, Champaign County Engineer's Office; Bill Narducci, Union County Engineer's Office; Wes Dodds and Heather Martin of LUC Regional Planning Commission.

Minutes – John Bayliss made the first motion to approve the minutes from the November 8, 2012 meeting as written. Valerie Klingman made the second motion to approve the minutes from the November 8, 2012 meeting as written. All in favor.

Financial Report – Andy Yoder presented the Financial Report for November. Max Coates made the first motion to accept the Financial Report. Charles Hall made the second motion to accept the Financial Report. All in favor.

ODOT Reports – ODOT reports were placed on the web. Valerie reported that the State Route 4 deck will be poured next week if the weather allows; if weather doesn't allow they'll shut down and continue next spring. State Route 4 signal is supposed to be operational soon. Jeff reported about a meeting with ODOT 6, for an Economic Development/Transportation discussion. Another meeting will be held in the Spring to look at some transportation issues.

New Business:

1. Review of the Woodbine Village Preliminary Plat Extension in Jerome Township, Union County – Staff Report by Jenny Snapp
 - o Brad Bodenmiller made the first motion to approve the Woodbine Village Preliminary Plat Extension in Jerome Township for a period of two years and Tim Notestine made the second motion to approve the Woodbine Village Preliminary Plat Extension in Jerome Township for a period of two years. All in favor.



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

2. Review of the Jerome Township, Union County rezoning of Parcel 15-0028006200 from M1 to the Special Recreation District SR2 - Wes Dodds
 - Kevin Gregory made the first motion to recommend approval of the Jerome Township, Union County rezoning of Parcel 15-00028006200 from M1 to the Special Recreation District SR2 with staff comments and Zoning and Sub Committee Comments and Charles Hall made the second motion to recommend approval of the Jerome Township, Union County rezoning of Parcel 15-00028006200 from M1 to the Special Recreation District SR2 with staff comments and Zoning and Sub Committee Comments . All in favor.

Director's Report

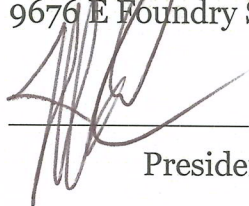
- Charles - What's the status of the Comprehensive Plan?
 - Jenny - We've sent a draft to you along with a couple of messages about it being finished. We've not heard anything back from your office.

Comments from Individuals

- Jeff - Robb is retiring from ODOT soon. Max and Fereidoun will also be retiring and will be greatly missed. We appreciate all the years you've been here.
 - Max - I've enjoyed my time here and I've met a lot of friends here. This group's been lucky to get quality individuals on both the board and staff here.

Adjourn – Fereidoun Shokouhi made the first motion to adjourn the LUC Executive Committee Meeting at 1:33 pm, and Max Coates seconded the motion. All in favor.

Next Scheduled Meeting: Thursday, January 10, 2013, 1:15 pm at the LUC Office at 9676 E Foundry St, East Liberty.



President

Secretary