



Jerome Township Zoning Department

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

September 4, 2024

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

Re.: Currier Ridge – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the preliminary plat known as Currier Ridge – Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) This site is currently subject to an application for a zoning amendment. If approved, the site would be rezoned from Commerce District (COM) to Low-Density Residential District (LDR).
- 2) The note labeled “Tabulation” on sheet #1 should be corrected as follows:
 1. “Zoning Classification” should be changed to “Zoning District”.
 2. “Minimum Lot Size” should be changed to “Minimum Lot Area”
 3. All references to setbacks should read “Minimum Front/Side/Rear Yard Setback.”
 1. Should site be rezoned to LDR District as noted above, the minimum front yard setback will be 35’. That setback should be indicated, and a further note provided that a private building setback of 90’ is to be applied.
- 3) All references to the term “building envelope” on all pages should be changed to “buildable area”.
- 4) All references to the term “State Route 42” on all pages should be changed to “US Highway 42”.
- 5) No zoning district is applied to the railroad right-of-way. Reference to a zoning district for that land on sheet #2 should be removed. The rules for interpretation of zoning districts indicated in Section 415.01 would apply to this land.
- 6) The Board of Township Trustees may have the authority to acquire title to the land encumbered by the conservation easement on lot #10. This is not required but might provide both a private and public benefit. The applicant could discuss this in the upcoming hearing on the application for zoning amendment or approach the Board in the future by contacting the Zoning Department.

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/Planning Coordinator
Jerome Township, Union County, Ohio