

Logan-Union-Champaign regional planning commission

October 14, 2024

Jerome Village Company, LLC* **
c/o Steve Lark
375 North Front Street, Suite 200
Columbus, OH 43215
larks@nationwide.com

RE: Preliminary Plat for Jerome Professional Park, Phase 2
Jerome Township, Union County

Dear Mr. Steve Lark:

The Executive Committee of the Logan-Union-Champaign Regional Planning Commission met in formal session on October 10, 2024, and reviewed the Preliminary Plat for Jerome Professional Park, Phase 2, Jerome Township, Union County.

The LUC Executive Committee moved a motion to accept the recommendation of **CONDITIONAL APPROVAL** of Jerome Professional Park, Phase 2– Preliminary Plat **with the conditions outlined** in the staff report.

You will find the LUC Staff Report and reviewing agency comments attached. Please call our office if you have any questions or concerns. Thank you for your time.

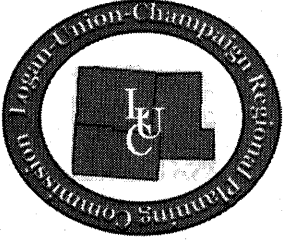
Note: Approval of this Preliminary Plat expires in October 2026. Therefore, it is necessary for you to apply in September 2026 to be placed on the October 2026 LUC meeting agendas to request extension.

Sincerely,

Bradley Bodenmiller
Secretary | LUC Executive Committee
Director | LUC Regional Planning Commission

Cc: File
**Terrain Evolution, Inc. – Justin Wollenberg & Dan Rhine jwollenberg@terrainevolution.com drhine@terrainevolution.com
***Jerome Township Trustees – c/o Robert Caldwell, Fiscal Officer
***Jerome Township Zoning Commission – c/o Zoning Secretary
**Jerome Township Zoning Officer – Eric Snowden
**Union County Engineer's Office – Luke Sutton
**City of Marysville – Kyle Hoyng

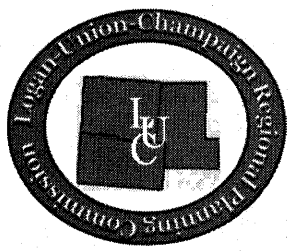
*Via 1st Class Mail 10-14-2024 **Via Email 10-14-2024



Staff Report – Jerome Professional Park Phase 2

Applicant:	<p>Jerome Village Company, LLC c/o Steve Lark 375 North Front Street, Suite 200 Columbus, OH 43215 larks@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 Jerome Professional Park, Phase 2 – Preliminary Plat.
Location:	Located between US 42 (east side) and Ewing Road, on the south side of Ravenhill Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 4.612 acres of land and proposes 1 commercial/medical office lot.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 0.371 acres in right-of-way ○ 4.241 acres in commercial lots ○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ Jerome Village Community Authority collection and City of Marysville public sanitary waste treatment <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in an email dated 10-07-24. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) <ol style="list-style-type: none"> 1. The variance to allow a marginal access street with a 40’ access easement was approved. 2. The variance to allow Lot 3 to function as a through lot was approved. 3. The variance to allow Sycamore Trace to dead end into the lots/private parking areas was approved.
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Staff Report – Jerome Professional Park Phase 2

• Union County Soil & Water Conservation District

- In an email dated 09-27-24, the District advised it had no comments.

• Union County Health Department

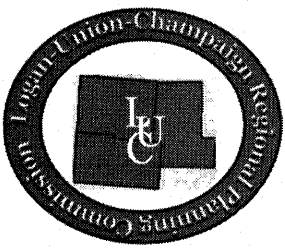
- No comments received as of 10-02-24. Standard comments from the Health Department are below:
 1. “All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”
 2. 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.”
 3. “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

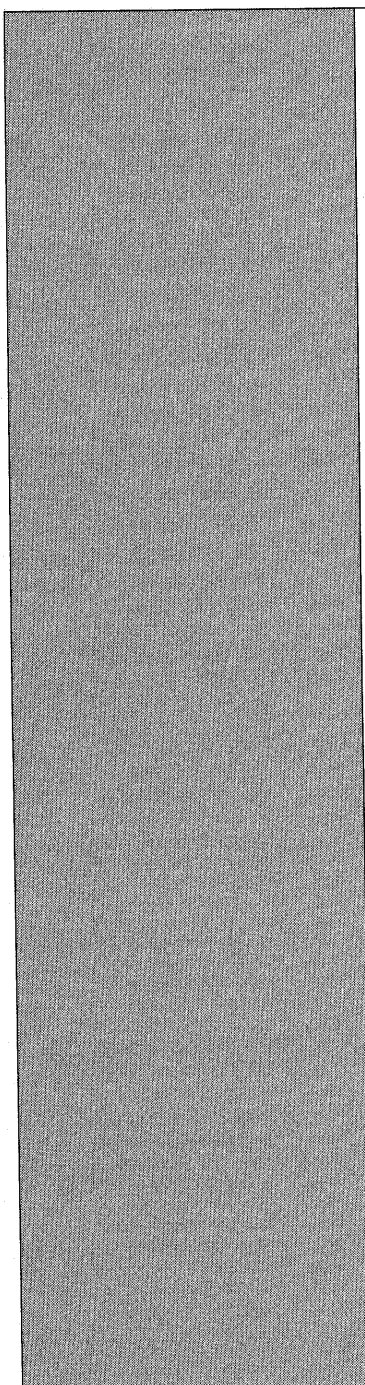
- The City submitted comments in an email dated 10-02-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Please provide and label/dimension a 10’ Utility Easement flanking the right-of-way along Sycamore Trace to the right-of-way of US Hwy 42.

• Jerome Township

- Jerome Township submitted comments in a letter dated 09-30-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)



Staff Report – Jerome Professional Park Phase 2



1. The proposed Preliminary Plat complies with the Preliminary Development Plan. An approved Detailed Development Plan is required prior to establishment of any uses or construction of improvements.

• ODOT District 6

- District 6 submitted comments in an email dated 10-03-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. A permit is needed from ODOT for any work within the existing US Hwy 42 right-of-way, including drainage.

• Ohio Edison

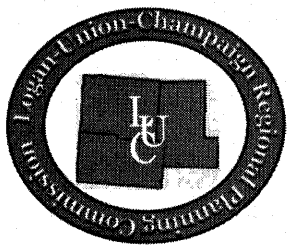
- No comments received as of 10-02-24.

• LUC Regional Planning Commission

1. Sheet 1: Please list each variance on the title sheet of the Final Plat; include a description, the resolution number, and date.
2. Sheet 4: The marginal access street is a “40’ Drainage, Utility & Ingress/Egress Esmt” in Phase 1 (§313, 12.).
3. Sheet 4: Add building setback lines on Final Plat (§313, 13.).
4. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414).
5. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.).
6. 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.).
7. 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).

Staff Recommendations:

Staff recommends **CONDITIONAL APPROVAL** of Jerome Professional Park, Phase 2 – Preliminary Plat with the **conditions** that all comments/modifications from LUC and



Logan-Union-Champaign
regional planning commission

Staff Report – Jerome Professional Park Phase 2

reviewing agencies, related to the Subdivision Regulation requirements, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat **prior** to submittal.

Z&S Committee Recommendations: The Zoning & Subdivision Committee recommends **CONDITIONAL APPROVAL** of Jerome Professional Park, Phase 2 – Preliminary Plat with the **conditions** outlined in the staff report.

Brad Bodenmiller

From: Luke Sutton <lsutton@unioncountyohio.gov>
Sent: Monday, October 7, 2024 9:56 AM
To: Brad Bodenmiller
Cc: Gram Dick
Subject: RE: Jerome Professional Park Phase 2 Preliminary Plat - Layout & Design

Yes, they were all approved and so is the layout.

Luke Sutton, PE
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Monday, October 7, 2024 9:40 AM
To: Luke Sutton <lsutton@unioncountyohio.gov>
Cc: Gram Dick <gramdick@lucplanning.com>
Subject: Jerome Professional Park Phase 2 Preliminary Plat - Layout & Design

Luke,

Would you confirm whether the variance regarding marginal access street, through lot, and dead end road was approved?

Is the layout and design of the lots, streets, and other improvements for **Jerome Professional Park, Phase 2 – Preliminary Plat** approved?

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

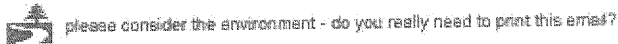
Brad Bodenmiller

From: Joseph Grove <jgrove@unioncountyohio.gov>
Sent: Friday, September 27, 2024 11:13 AM
To: Brad Bodenmiller
Subject: RE: Copy of Distribution Letter + Plat for Jerome Professional Park Phase 2 Preliminary Plat

Union Soil and Water has no comments for **Jerome Professional Park, Phase 2 – Preliminary Plat**.

Thanks,

Joseph Grove
Urban Technician
Union Soil & Water Conservation District
18000 State Route 4, Suite D
Marysville, OH 43040
937-642-5871 x 2216
jgrove@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, September 24, 2024 5:57 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: heathermartin@lucplanning.com; Gram Dick <gramdick@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for Jerome Professional Park Phase 2 Preliminary Plat

Good afternoon,

I attached a copy of the **Distribution Letter** generated for and a **digital copy of Jerome Professional Park, Phase 2 – Preliminary Plat**. Paper copies are being delivered/mailed today. Please note the meeting dates and call with any questions. Thank you!

Note: This is one of four subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

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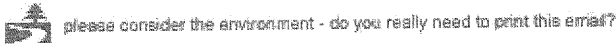
Brad Bodenmiller

From: Joseph Grove <jgrove@unioncountyohio.gov>
Sent: Tuesday, October 1, 2024 1:55 PM
To: Brad Bodenmiller
Subject: RE: Copy of Distribution Letter + Plat for Jerome Professional Park Phase 2 Preliminary Plat

Yes, the preliminary drainage plan is approved.

Thanks,

Joseph Grove
Urban Technician
Union Soil & Water Conservation District
18000 State Route 4, Suite D
Marysville, OH 43040
937-642-5871 x 2216
jgrove@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, October 1, 2024 1:53 PM
To: Joseph Grove <jgrove@unioncountyohio.gov>
Subject: RE: Copy of Distribution Letter + Plat for Jerome Professional Park Phase 2 Preliminary Plat

Joseph,

Good afternoon! Is the preliminary drainage plan for **Jerome Professional Park, Phase 2 – Preliminary Plat** approved?

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

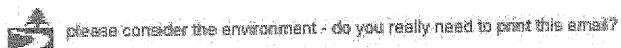
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Sent: Friday, September 27, 2024 11:13 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: RE: Copy of Distribution Letter + Plat for Jerome Professional Park Phase 2 Preliminary Plat

Union Soil and Water has no comments for **Jerome Professional Park, Phase 2 – Preliminary Plat**.

Thanks,

Joseph Grove
Urban Technician
Union Soil & Water Conservation District
18000 State Route 4, Suite D

Marysville, OH 43040
937-642-5871 x 2216
igrove@unioncountyohio.gov



From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, September 24, 2024 5:57 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: heathermartin@lucplanning.com; Gram Dick <gramdick@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for Jerome Professional Park Phase 2 Preliminary Plat

Good afternoon,

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Director | LUC Regional Planning Commission
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P: (937) 666-3431 | www.lucplanning.com

Brad Bodenmiller

From: Chad Ritzler <critzler@marysvilleohio.org>
Sent: Wednesday, October 2, 2024 8:43 AM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: October LUC Executive Meeting

Brad,

Here are the City of Marysville's comments for the agenda items at the October LUC Executive Meeting. Please let me know if you have any questions or concerns.

Curry Farm - Preliminary Plat Extension

1. No comments.

ERN-7 - Preliminary Plat

1. Please provide and label with dimensions a 10' Utility Easement flanking the right-of-way for all proposed water mains.
2. Please provide and label 20' Utility Easement flanking the right-of-way along the south side of Hill Road
3. Please provide and label 20' Utility Easement flanking the right-of-way along the east side of Jerome Road.

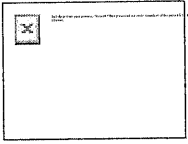
Jerome Professional Park, Phase 2 - Preliminary Plat

1. Please provide and label with dimensions a 10' Utility Easement flanking the right-of-way along Sycamore Trace to the right-of-way of US 42.

Del Webb - Preliminary Plat

1. Marysville recommends **tabling** the Del-Webb Preliminary Plat until additional coordination has taken place with the location and size of the proposed regional pump station. ***(The City is meeting with the Del-Webb developer and consultant tomorrow, but I wanted to get our other comments to you sooner. I'll respond with any changes we may have after our meeting)***
2. Please provide and label 20' Utility Easement flanking the right-of-way along the east side of Currier Road.

Chad Ritzler
Sr. Project Engineer
City of Marysville, Ohio
209 South Main Street
Marysville, Ohio 43040
(937) 645-7373 (office)





Jerome Township Zoning Department

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

September 30, 2024

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

Re.: Jerome Professional Park Phase 2 – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the preliminary plat known as Jerome Professional Park Phase 2 – Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

1. The site is zoned Planned Development District (PD) in accordance with the provisions of Case #PD06-110, as amended. The proposed preliminary plat complies with the preliminary development plan attached to that case. Per Chapter 500 of the Township Zoning Resolution, an approved detailed development plan will be required prior to the establishment of any uses or construction of any improvements, and for letter of compliance with the zoning regulations to be issued when the final plat is reviewed. This comment is simply to serve as a reminder.
2. The applicant/developer should contact the Township Road Department if they wish to contract for snow removal services for the proposed streets prior to acceptance by the County Engineer.

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

Brad Bodenmiller

From: Tammy.Boring@dot.ohio.gov
Sent: Thursday, October 3, 2024 2:29 PM
To: Brad Bodenmiller; Cindy.Wengerter@dot.ohio.gov
Subject: RE: Copy of Distribution Letter + Plat for Curry Farm Preliminary Plat Extension

Bradley,

Hello. Thank you for the opportunity to review the documents. Please see the below comments from ODOT on this preliminary plat extension notification:

Traffic/Safety doesn't have any comments on this one.

Real Estate/Permits -

- The current drawings show no access to 42, which is good. All access is to an internal roadway (Sycamore Trace – proposed).
- A permit is needed from ODOT if they have any work within the existing 42 r/w, including drainage, etc.

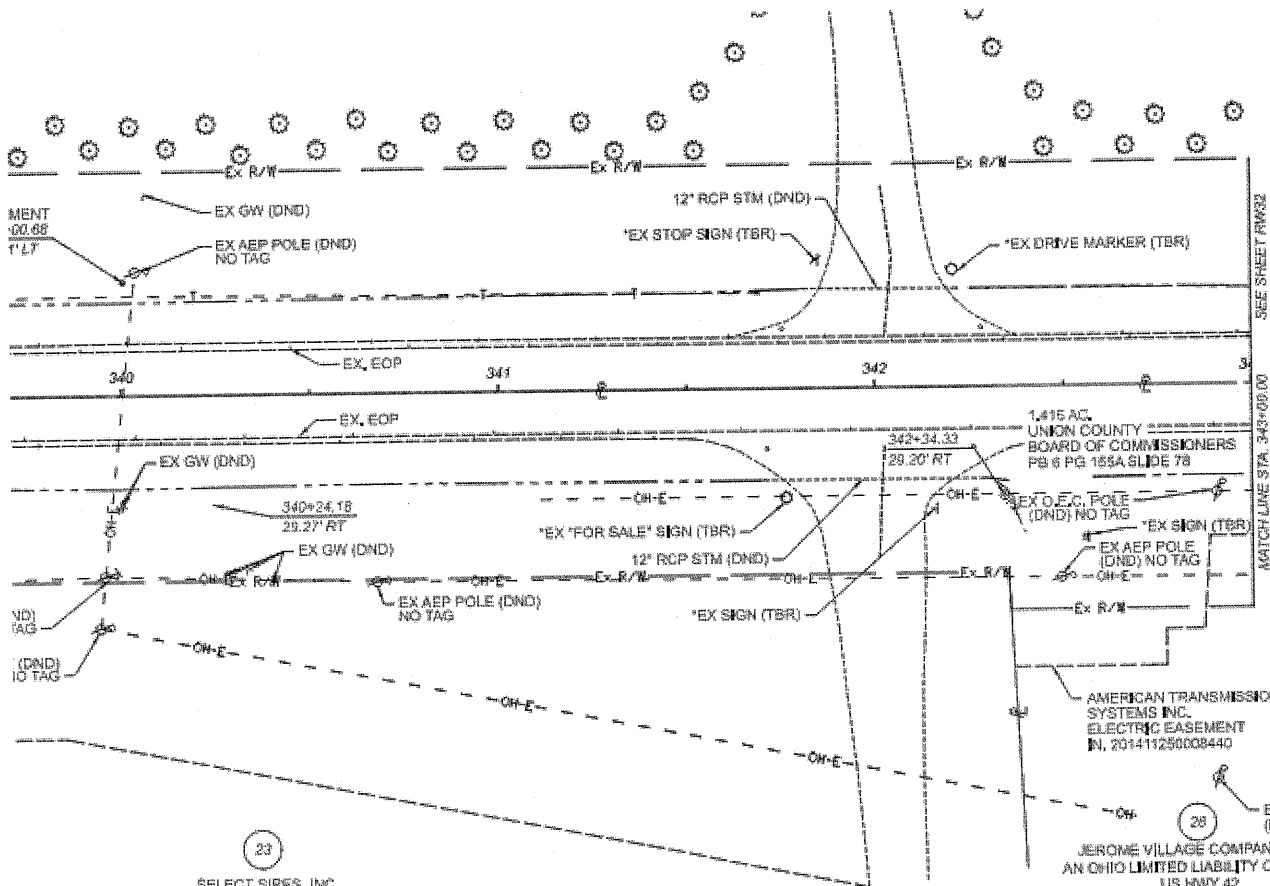
Steve Fellenger, ODOT Project Manager:

I copied screenshots below of the areas that we are acquiring for the UNI/DEL-42 Project PID 111381 but it doesn't look like we needed anything from Jerome Village Company on the south/east side of 42 adjacent to Ravenhill Pkwy. We actually suspended our work from Station 337+76 to 360+97 because the developer (Jerome Village Company) just added turn lanes and paved this section.

No comments on this as it relates to the ODOT project.

25

SELECT SIRES INC.,
AN OHIO CORPORATION
11857 US HWY 42
PLAIN CITY, OH 43084
P.N. 1400090090000
DV 281 PG 68
OR 870 PG 87 OR 649 PG 134
OR 172 PG 749 DV 281 PG 64
38.505 AC
AGRICULTURAL



23

SELECT SIRES, INC.
11857 US 42 N
PLAIN CITY, OH 43084
P.N. 1400090090010
DV 251 PG 488
230.118 AC

28

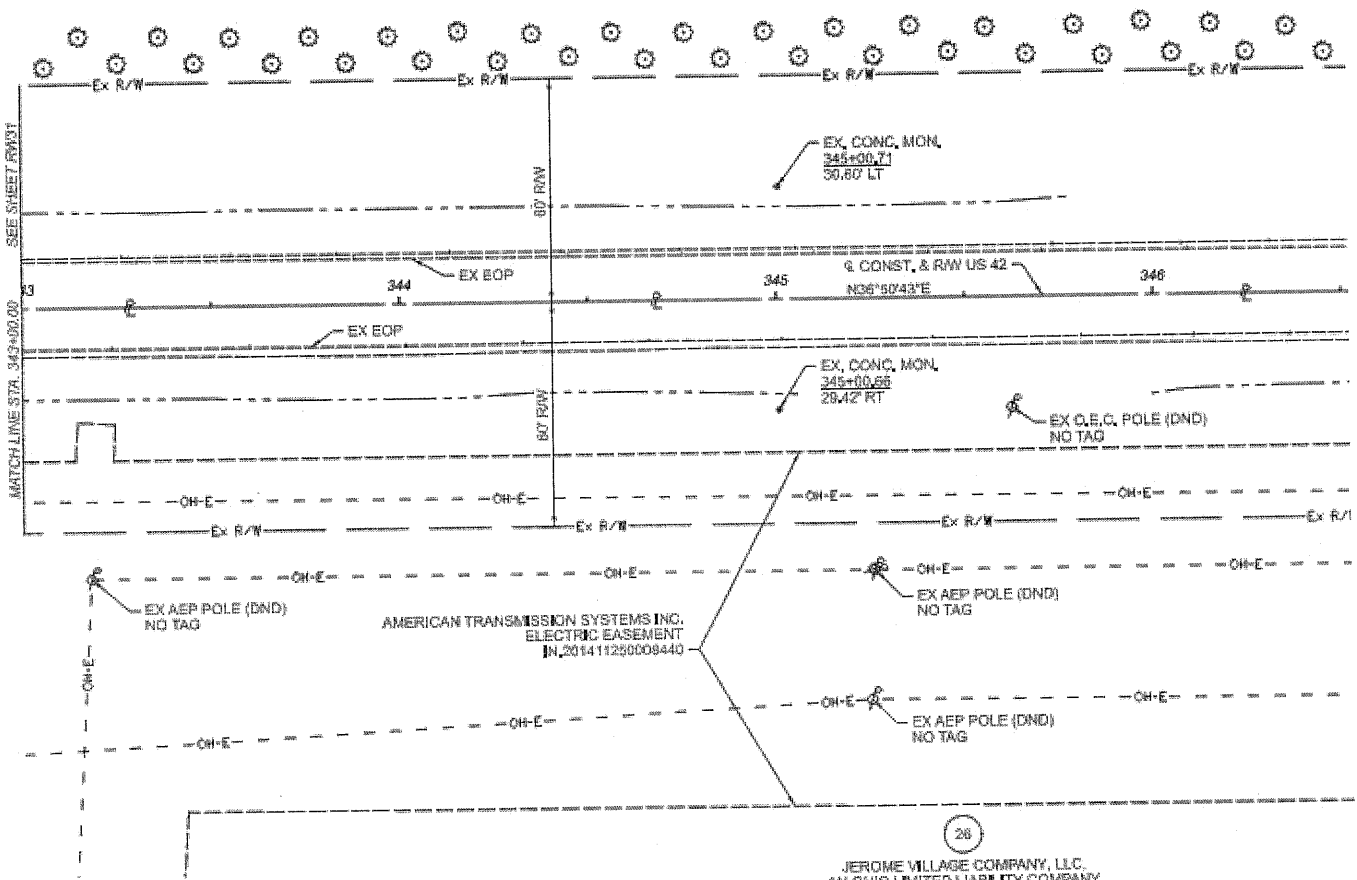
JEROME VILLAGE COMPANY, LLC,
AN OHIO LIMITED LIABILITY COMPANY
US HWY 42
PLAIN CITY, OH 43084
P.N. 1400090110000
OR 718 PG 335
84.538 AC
AGRICULTURAL
VACANT

SEE SHEET FW632

MATCH LINE STA. 343+00.00

25

SELECT SIRES INC.,
AN OHIO CORPORATION
11857 US HWY 42
PLAIN CITY, OH 43064
P.N. 1400090090000
DV281 PG 88
OR 870 PG 87 OR 849 PG 134
OR 172 PG 749 DV 281 PG 84
38.595 AC
AGRICULTURAL

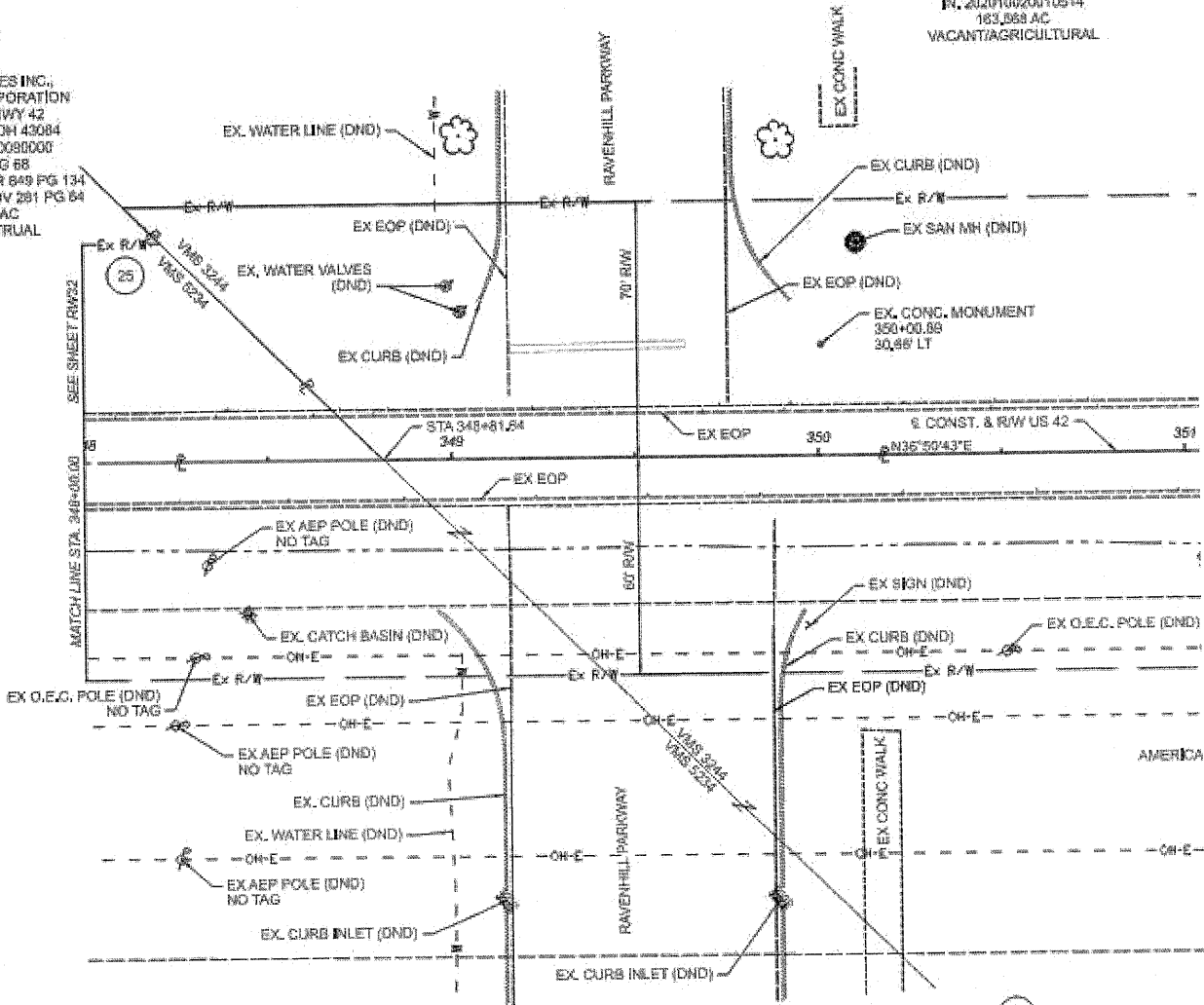


26

JEROME VILLAGE COMPANY, LLC,
AN OHIO LIMITED LIABILITY COMPANY
US HWY 42
PLAIN CITY, OH 43064
P.N. 1400090116800
OR 718 PG 335
81.536 AC
AGRICULTURAL
VACANT

JEROME VILLAGE COMPANY, LLC,
 AN OHIO LIMITED LIABILITY
 COMPANY
 US HWY 42
 PLAIN CITY, OH 43084
 P.N. 1400090100000
 N. 202010020010514
 183,568 AC
 VACANT/AGRICULTURAL

25
 ECT SITES INC.,
 IO CORPORATION
 187 US HWY 42
 PLAIN CITY, OH 43084
 P.N. 1400090100000
 N. 202010020010514
 183,568 AC
 VACANT/AGRICULTURAL



26
 JEROME VILLAGE COMPANY, LLC,
 AN OHIO LIMITED LIABILITY COMPANY
 US HWY 42
 PLAIN CITY, OH 43084
 P.N. 1400090100000
 OR 716 PG 235
 67,535 AC
 VACANT/AGRICULTURAL

Tammy Boring
 Real Estate Administrator
 ODOT, District 6
 400 E William Street
 Delaware, Ohio 43015
 740-833-8287
Tammy.Boring@dot.ohio.gov
transportation.ohio.gov



**Department of
Transportation**

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Thursday, September 26, 2024 5:47 PM
To: Boring, Tammy <Tammy.Boring@dot.ohio.gov>; Wengerter, Cynthia <Cindy.Wengerter@dot.ohio.gov>
Subject: FW: Copy of Distribution Letter + Plat for Curry Farm Preliminary Plat Extension

See attached.

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

From: Brad Bodenmiller
Sent: Tuesday, September 24, 2024 5:57 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Heather Martin <heathermartin@lucplanning.com>; Gram Dick <gramdick@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for Curry Farm Preliminary Plat Extension

Good afternoon,

I attached a copy of the **Distribution Letter** generated for **Curry Farm – Preliminary Plat Extension**. Since this is an Extension, there are no paper copies of the Plat being distributed. Please note the meeting dates and call with any questions. Thank you!

Note: This is one of four subdivision distributions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

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