



Applicant:	Jerome Village Company, LLC c/o Steve Lark 375 North Front Street, Suite 200 Columbus, OH 43215 larks@nationwide.com Terrain Evolution, Inc c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com
Request:	Approval of Eversole Run Neighborhood, Section 10 (ERN-10) – Final Plat.
Location:	Located in the northwest corner at the intersection of Jerome Road and Wells Road in Jerome Township, Union County.

Staff Analysis:	This Final Plat involves 29.567 acres of land and proposes 51 single-family residential lots. Acreages: ○ 5.354 acres in right-of-way ○ 13.952 acres in single-family residential lots ○ 10.261 acres in open space Proposed utilities: ○ City of Marysville water service ○ Jerome Village Community Authority collection and City of Maryville public sanitary waste treatment Preliminary Plat: ○ The Preliminary Plat was approved in August 2025. Note from LUC Staff: The number of lots approved on the Preliminary Plat was 49, not 51. • Union County Engineer's Office ○ The Engineer's Office submitted comments in an email dated 09-03-26. The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. A bond or surety
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	was submitted, but none has been approved by the County Commissioners. 1. The Map Room submitted mark-ups in a separate communication (09-02-26 email) and those were provided to the applicant's engineer. (There are a total of 1 mark-ups.) • Union County Soil & Water Conservation District ○ No comments received as of 09-02-26. • Union County Health Department ○ No comments received as of 09-02-26. 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 time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS)." • City of Marysville ○ The City submitted comments in an email dated 09-02-26. Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.) 1. Please provide and label a 10' Utility Easement flanking the right-of-way at DOS-A. Note from LUC Staff: Please see location at C101 + also see the area just north of Lot 2910.
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	2. Please provide and label a 10' Utility Easement flanking the right-of-way on the east side of Thornfield Drive. • Jerome Township ○ The Township submitted comments in a letter dated 09-04-26. The Final Plat complies with the approved Development Plan. The Township also provided comments about snow removal and street tree agreements which are outside the scope of this Plat review. (Please refer to letter for all comments.) • ODOT District 6 ○ No comments received as of 09-02-26. • Union Rural Electric (URE) ○ URE submitted comments in a letter dated 08-26-26. <u>Some</u> of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.) 1. Sheet 1: Please list URE in as a grantee in the Utility Easement section. • Ohio Edison ○ No comments received as of 09-02-26. • LUC Regional Planning Commission 1. Sheet 1: In the left column, under the notary certificate, please add the word "Notary Public" under the line where the notary is supposed to sign (§800). 2. Sheet 1: In the center column, there is a paragraph to be used for the right-of-way dedication. Please change "2026" to "20____". 3. Sheet 1: In the center column, the lines for the Auditor and Recorder have an extra blank line reading "____ day of _____, _____ 2026". This should read "____ day of _____, 2026" (§801). 4. Sheet 3: Please provide the written scale below the graphic scale (§323, 1.). 5. The City required a 10' Utility Easement flanking the right-of-way at DOS-A. Please see location at C101 + also see the area just north of Lot 2910. 6. Sheet 3: At the intersection of Thornfield Drive and Cedarbrook Way, should C12 be accompanied by two
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	dimensions that sum to C12 (§323, 5.)? 7. Sheet 3: The minimum width for the a Utility Easement where sewer/water lines can be located is 20'. Please review and adjust the Utility Easement on the south side of Lot 2885 (§414). 8. Sheet 3: Please distinguish between the existing right-of-way of Jerome/Wells Road and the dedicated or proposed right-of-way. 9. Sheet 3: Two lots have been added in the northwest corner of the Final Plat. In order to plat these additional two lots, an Amended Preliminary Plat is required (§320). ▪ If lots or acreage is removed from the Plat, this could impact Sheet 1 where the lot numbers are noted in the top left corner of the sheet and, also, in the acreages in the Surveyor's Certificate. ▪ If lots or acreage is removed from the Plat, this could impact Sheet 2 in the left column where the lot numbers and acreages are listed. ▪ If lots or acreage is removed from the Plat, this could impact the acreage listed for DOS-A. 10. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).
Staff Recommendations:	LUC Staff recommends <i>DENIAL</i> of Eversole Run Neighborhood, Section 10 (ERN-10) – Final Plat. This is stated with the understanding that the Zoning & Subdivision Committee may wish to make a different recommendation if the following occurs: ○ Confirmation of approval of the outstanding bond or other surety (§324, 2.; §326; §330) is received. ○ The two additional lots which were added without going through the Amended Preliminary Plat process are either: 1) Converted to open space; or, 2) The



	area where these two lots are located is removed from Final Plat to be platted at a later date (§320). ○ The minor technical items in this staff report are incorporated on the Final Plat mylar for the 09-10-26 LUC meetings These confirmations are required before staff is comfortable recommending any type of conditional approval. If requested by the applicant, it is possible to table the Plat. Because this has not yet been requested, staff recommends DENIAL.
Z&S Committee Recommendations:	<i>Options for action:</i> ○ <i>Approval</i> ○ <i>Conditional Approval (state conditions)</i> ○ <i>Denial (state reasons)</i> ○ <i>Table (if requested)</i>