

## UNION COUNTY COMMISSIONERS JOURNAL 2024

September 11, 2024

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RESOLUTION NO. 24-430:**Currier Ridge Development – Variance Request – Engineer**

The Board of County Commissioners hereby approves the recommendation of the County Engineer to approve the variance request for the Currier Ridge Development.



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](http://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

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*Public Service with integrity*

September 9, 2024

To: Union County Commissioners

From: Luke Sutton, Union County Engineer's Office

Re: Currier Ridge Development – Variance Request

We have received a request from Currier Ridge Subdivision for variances to Sections 340, 406, 408 of the Subdivision Regulations for private streets, minimum right of way width and permanent dead-end streets. This site has frontage along Currier Road only.

We have requested that the developer utilize CADs for the subdivision in order to meet our access management required spacing. CAD's are considered private drives according to the subdivision regulations and as such, are required to meet our standards for R/W width the pavement section. Since these CAD's are serving less than 5 lots each, they fall under the designation of very low volume drive. Because of this, we are supportive of the variances to reduce the R/W width and not require our standard pavement section for these CADs.

Also, with these CAD's being considered private roads, they create "dead-end" roads. Again, since these are very low volume drives that we have requested to minimize the access points on Currier Road, we are supportive of the variance to dead-end roads as well.

C.J. 2024  
24-430  
Date 9/11/24

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Jeff Stauch, PE/PS  
County Engineer | Environmental Engineer

Bill Narducci, PE  
Assistant County Engineer

Fred Slota, CBO  
Chief Building Official

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**Currier Ridge Subdivision**

Variances Requested

Currier Ridge is a 10-lot single-family residential subdivision being platted as a major subdivision as required. Three common access drives (CADs) are needed to meet the driveway separation requirements for Currier Road. Review comments from LUC state that we must obtain variances for the following Sections from the Union County Subdivision Regulations because we are using common access drives with a major subdivision:

Variances required:

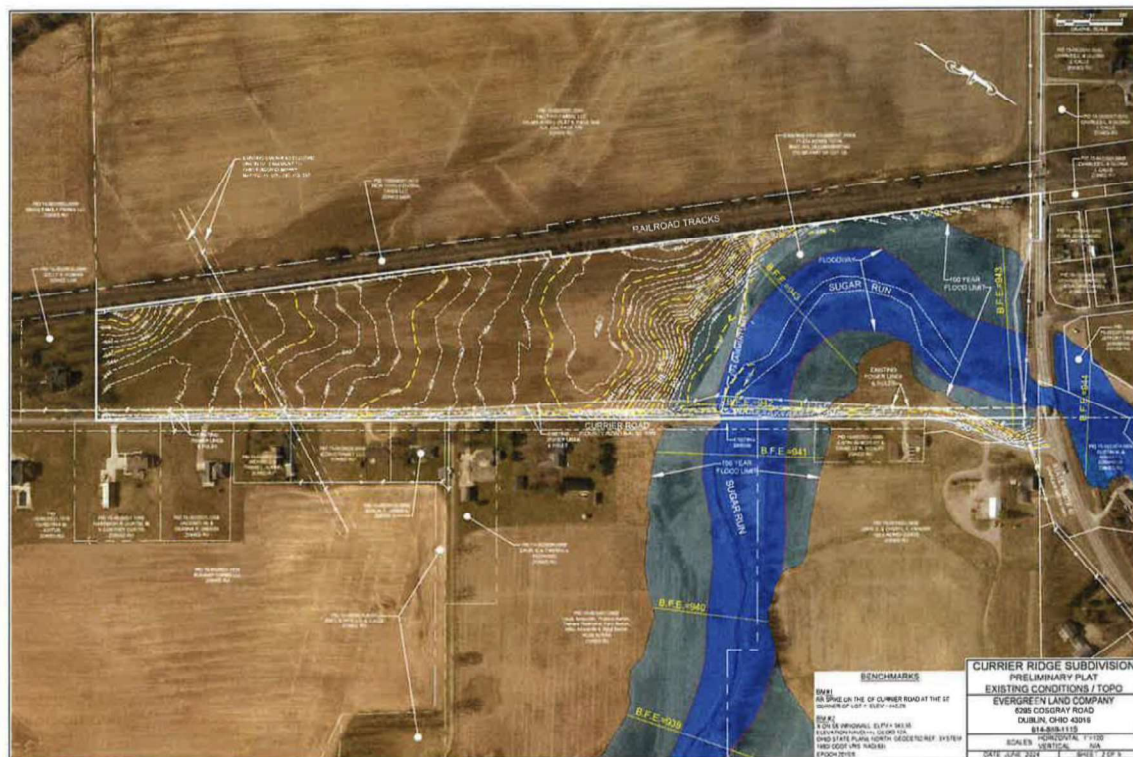
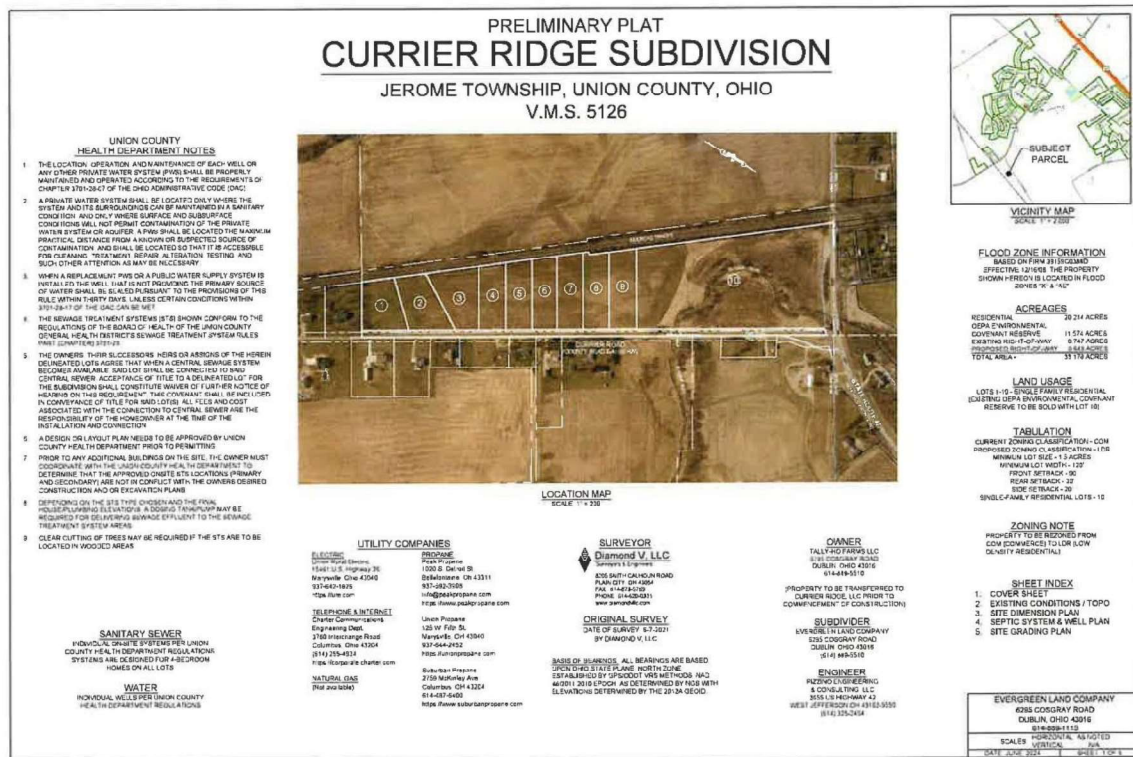
- Section 340 reads, "Subdivisions which proposed the construction of private streets shall comply with all sections of this Article" (pp. 16-17).
- Section 401 reads, "...The location of all roads and drives shall conform with these regulations and with the requirements of any Access Management Plan of the County or of ODOT..." (pp. 18).
- Section 406 requires a minimum right-of-way width of 60' for local streets or roads (pp. 19). The Subdivision Regulations do not make an exception for CADs or distinguish between CADs or right-of-way.
- Section 408, 3. reads, "Permanent dead end streets shall not be permitted" (pp. 20).

We respectfully wish to request variances from the above Sections for these reasons:

1. Common access drives are not addressed in the Union County Subdivision Regulations, nor are they defined in Article 9 "Definitions" under "Street or Road", in those regulations.
2. Common access drives are defined and addressed in the Technical Design Standards Appendix B "Common Access Drive (CAD) Regulations and in the Access Management Regulations.
3. Single-family common access drives serving five or fewer residences are defined as "Very Low Volume Driveway" (not a street) in the Access Management Regulations. The three common access drives proposed meet the design requirements of those regulations, the Technical Design Standards, and as stated by the Union County Engineer.

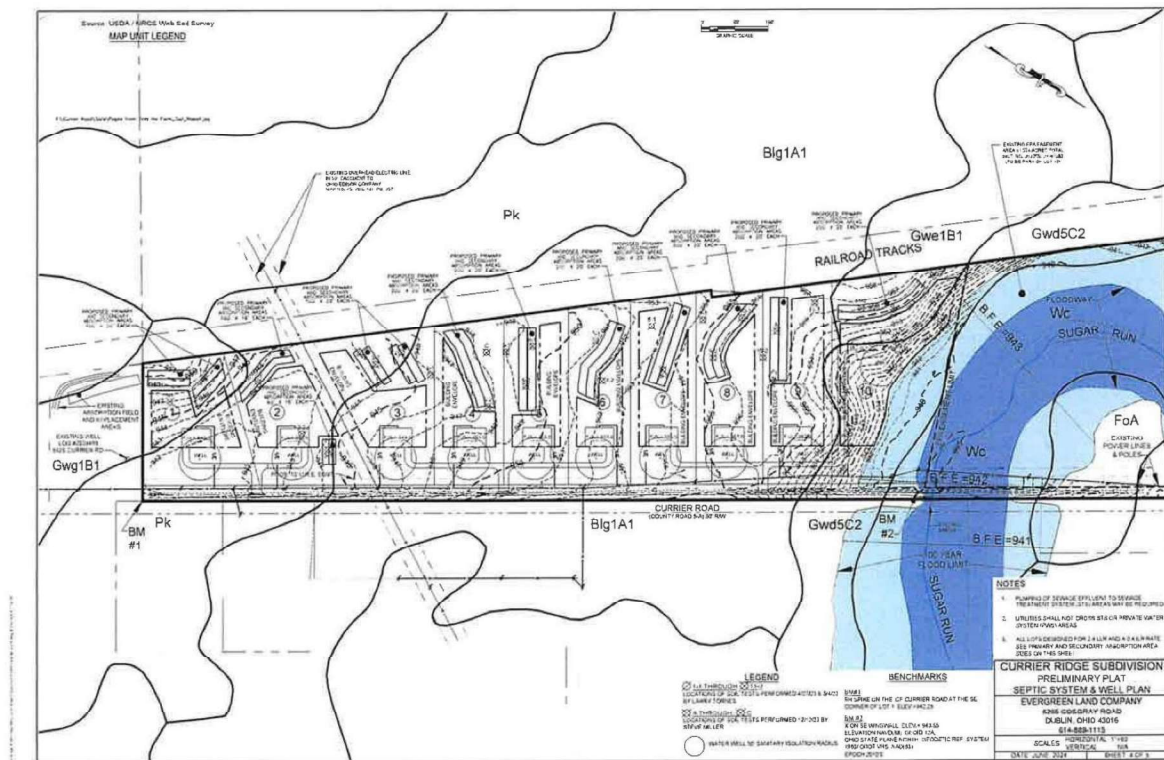
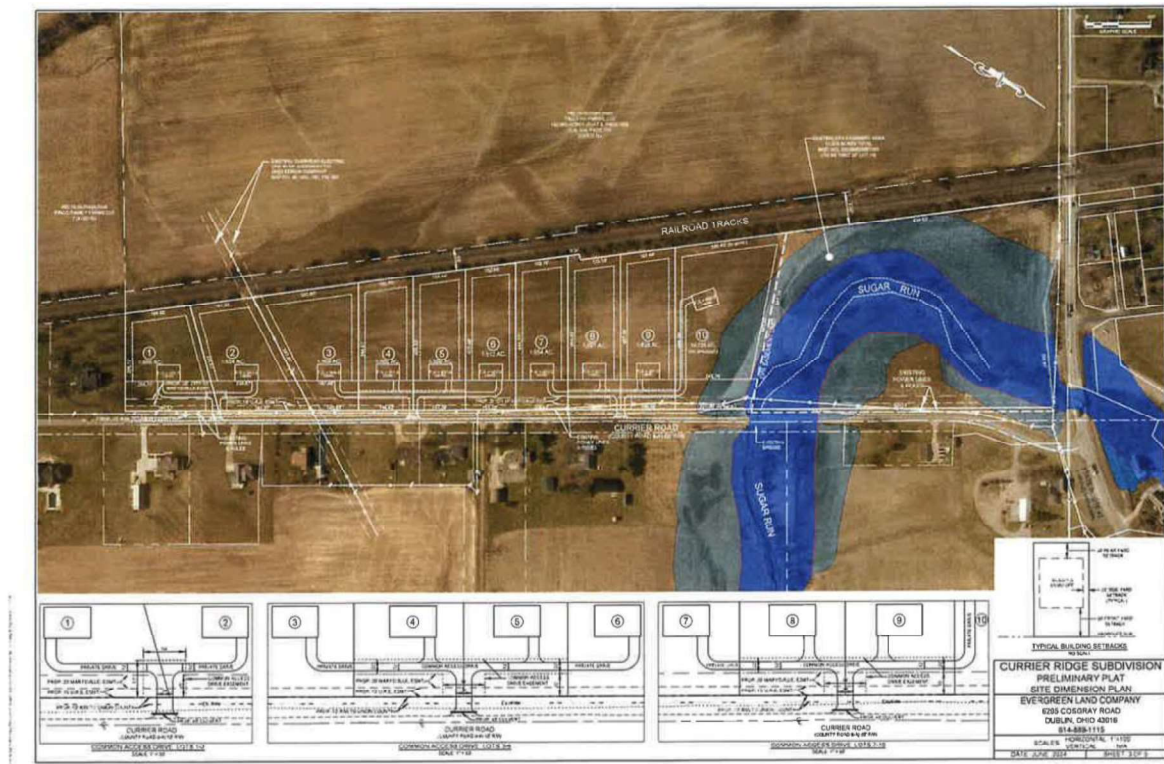
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September 11, 2024

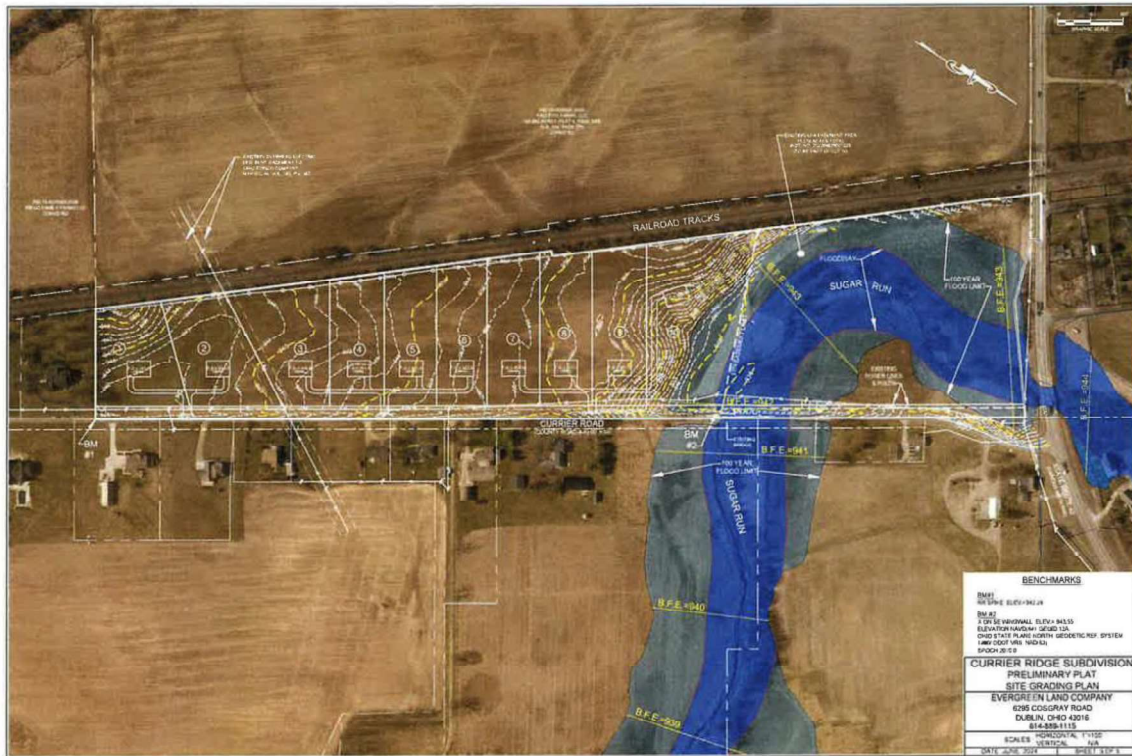




UNION COUNTY COMMISSIONERS JOURNAL 2024  
September 11, 2024



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September 11, 2024



A motion was made by Steve Robinson and seconded by David A. Lawrence to approve this Resolution and was carried by the following vote:

Steve Robinson, Yea  
Dave Burke, Yea  
David A. Lawrence, Yea

\* \* \*

\*Jeff Stauch, Dean Otworth, and Luke Sutton left the meeting at this time.