

Logan-Union-Champaign
regional planning commission

Director: Bradley J. Bodenmiller

August 19, 2025

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

RE: **Amended Preliminary Plat for Eversole Run Neighborhood, Section 7 (ERN-7)**
Jerome Township, Union County

Dear Mr. Steve Lark:

The Executive Committee of the Logan-Union-Champaign Regional Planning Commission met in formal session on August 14, 2025, and reviewed the Amended Preliminary Plat for Eversole Run Neighborhood, Section 7 (ERN-7), Jerome Township, Union County.

The LUC Executive Committee moved a motion to accept the recommendation of **CONDITIONAL APPROVAL** of Eversole Run Neighborhood, Section 7 (ERN-7) – Preliminary Plat.

The recommendation was **CONDITIONAL APPROVAL** of Eversole Run Neighborhood, Section 7 (ERN-7) – Amended Preliminary Plat with the *conditions* that all comments/modifications from LUC and reviewing agencies related to the Subdivision Regulation requirements—including conditions from past review periods dating back to 2024—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.

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.

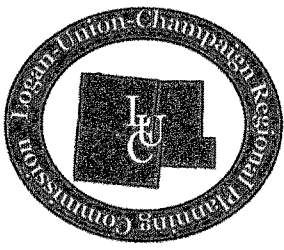
Sincerely,

A handwritten signature in black ink, appearing to read 'Bradley Bodenmiller', is written over a horizontal line.

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 Elizabeth Morrison, Zoning Secretary
**Jerome Township Zoning Officer – Eric Snowden
**Union County Engineer's Office – Luke Sutton
**City of Marysville – Kyle Hoyng

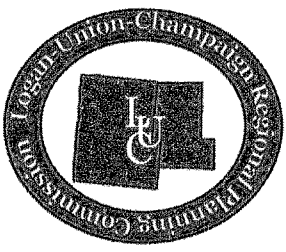
*Via 1st Class Mail 08-19-2025 **Via Email 08-19-2025



Staff Report – Eversole Run Neighborhood Section 7

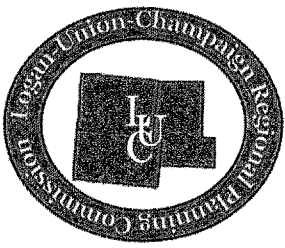
<p>Applicant:</p>	<p>Jerome Village Company, LLC c/o Steve Lark 375 North Front Street, Suite 200 Columbus, OH 43215 larks@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com</p>
<p>Request:</p>	<p>Approval of Eversole Run Neighborhood, Section 7 (ERN-7) – Amended Preliminary Plat.</p>
<p>Location:</p>	<p>Located east of Jerome Road between Hill Road and Wells Road in Jerome Township, Union County.</p>

<p>Staff Analysis:</p>	<p>This Preliminary Plat involves 29.675 acres of land and proposes 30 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 4.129 acres in right-of-way ○ 18.168 acres in single-family residential lots ○ 7.378 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>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The Preliminary Plat was originally approved in October 2024. The application reads, the amendment is due to an entry feature; the amendment impacts 0.182 acres and 0 lots. <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in an email dated 08-08-25. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
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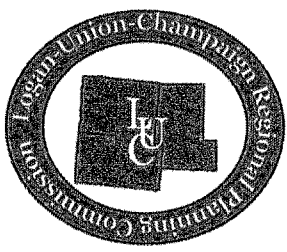
Staff Report – Eversole Run Neighborhood Section 7

	<ol style="list-style-type: none">1. The gate and fence should be removed from the right-of-way. No gates on public streets. If the developer wants a gate, the street will need to be private.2. The layout and design of the lots, streets, and other improvements is approved. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ In an email dated 07-31-25, the District advised it had no comments.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 08-06-25. Standard comments from the Health Department are below:<ol style="list-style-type: none">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<ul style="list-style-type: none">○ The City submitted comments in an email dated 08-06-25. Some of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)<ol style="list-style-type: none">1. Horizontal/Vertical design of public waterline will be finalized during Construction Drawing process.
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Staff Report – Eversole Run Neighborhood Section 7

	<p>2. Provide/Label a 20' Utility Easement flanking the right-of-way along the east side of Jerome Road and the south side of Hill Road.</p> <ul style="list-style-type: none">• Jerome Township<ul style="list-style-type: none">○ Jerome Township submitted comments in a letter dated 08-08-25. Some of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)<ol style="list-style-type: none">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<ul style="list-style-type: none">○ No comments received as of 08-06-25.• Ohio Edison<ul style="list-style-type: none">○ No comments received as of 08-06-25.• LUC Regional Planning Commission<ol style="list-style-type: none">1. Sheet 4: On the Final Plat, please dimension Hill Road and Jerome Road completely. As depicted, there is no dimension from the centerline to the open space. Meaning, a total of four dimensions should be added (§313, 12.).2. Sheet 4: Is there is a dimension(s) missing along Laurel Crossing Way on the east side just north of Lot 2575 (§313, 15; §313, 16.).3. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414).4. On the Final Plat, please add information about the variance from Section 406 Minimum Right-of-Way Width. The date was 10-02-2024 and the resolution number was 24-476.5. 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
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Logan-Union-Champaign
regional planning commission

Staff Report – Eversole Run Neighborhood Section 7

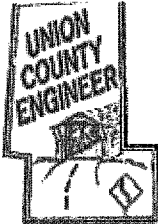
	approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
Staff Recommendations:	Staff recommends CONDITIONAL APPROVAL of Eversole Run Neighborhood, Section 7 (ERN-7) – Amended Preliminary Plat with the conditions that all comments/modifications from LUC and reviewing agencies related to the Subdivision Regulation requirements— including conditions from past review periods dating back to 2024—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 Eversole Run Neighborhood, Section 7 (ERN-7) – Amended Preliminary Plat .

UNION COUNTY COMMISSIONERS JOURNAL 2024
October 2, 2024

RESOLUTION NO. 24-476:

Eversole Run Neighborhood, Section 7 – Variance Request #1 – Engineer

The Board of County Commissioners hereby approves the Eversole Run Neighborhood, Section 7 – Variance Request #1.



County Engineer
Environmental Engineer
Building Department
233 W. Sixth Street
Marysville, Ohio 43040
P 937.645.3918
F 937.645.3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16300 County Home Road
Marysville, Ohio 43040
P 937.645.3917
F 937.645.3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

September 30, 2024

To: Union County Commissioners

From: Luke Sutton, Union County Engineer's Office

Re: Eversole Run Neighborhood, Section 7 – Variance Request

We have received a request from Jerome Village for a variance to Section 406 of the Subdivision Regulations for minimum right of way width. They have requested a 50' minimum width instead of the standard 60'.

The development will utilize curb and gutter roadway to minimize the total width required for roadway improvements. This variance has been requested and approved for all the previous Jerome Village developments as well. We are supportive of this variance being approved.

CJ. 2024
24-476
Date 10/2/2024

Jeff Stauch, PE/PS
County Engineer - Environmental Engineer

Bill Narducci, PE
Assistant County Engineer

Fred Slato, CBO
Chief Building Official

UNION COUNTY COMMISSIONERS JOURNAL 2024
October 2, 2024



September 19, 2024

Mr. Luke Sutton
Assistant County Engineer
Union County Engineer
233 West Sixth Street
Marysville, Ohio 43040

Re: Eversale Run Neighborhood, Section 7 ~ Variance #1

Mr. Sutton,

Terrain Evolution on behalf of Jerome Village Company is requesting a variance to Union County Subdivision Regulations, Article 4, Section 406 - Minimum Right-of-Way Width for All Streets within the Eversale Run Neighborhood, Section 8. We request that a 50 ft Right of Way be allowed in lieu of the stated 60 ft Right-of-way. 10 ft Easements outside the 50 ft will be provided on both sides of the Right-of-way.

Please feel free to contact me regarding these revisions or if you have any other questions at (614) 385-1092.

Sincerely,

Justin Wollenberg, PE, CPESC
Sr. Project Director

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

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

*Luke Sutton left the meeting at this time.

Brad Bodenmiller

From: Luke Sutton <lsutton@unioncountyohio.gov>
Sent: Friday, August 8, 2025 12:49 PM
To: Brad Bodenmiller
Subject: FW: Preliminary Plats at LUC - August 2025

Updated

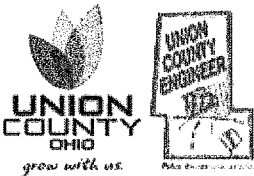
Luke Sutton, PE
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov



From: Luke Sutton
Sent: Friday, August 8, 2025 8:09 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: RE: Preliminary Plats at LUC - August 2025

See below

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: Wednesday, August 6, 2025 5:27 PM
To: Luke Sutton <lsutton@unioncountyohio.gov>
Subject: Preliminary Plats at LUC - August 2025

Luke,

Is the layout and design of the lots, streets, and other improvements for the below **Preliminary Plats** approved? Would you please reply and indicate approved or not approved next to each?

- **Eversole Run Neighborhood, Section 7 (ERN-7) – Amended Preliminary Plat:** Approved – Gate and fence should be removed in the R/W. No gates on public streets. If the developer wants a gate, the street will need to be private.
- **Eversole Run Neighborhood, Section 9 (ERN-9) – Preliminary Plat:** Approved
- **Eversole Run Neighborhood, Section 10 (ERN-10) – Preliminary Plat:** Approved

Regarding variances, would you please confirm the right-of-way width variance for the below **Preliminary Plat**? Would you please reply and indicate approved or not approved next to the subdivision name?

- **Eversole Run Neighborhood, Section 10 (ERN-10) – 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: Monday, August 4, 2025 10:48 AM
To: Brad Bodenmiller
Subject: RE: Copy of Distribution Letter + Plat for ERN-7 - Amended Preliminary Plat

Yes, the preliminary drainage plan is approved.

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



please consider the environment - do you really need to print this email?

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Monday, August 4, 2025 10:14 AM
To: Joseph Grove <jgrove@unioncountyohio.gov>
Subject: RE: Copy of Distribution Letter + Plat for ERN-7 - Amended Preliminary Plat

Is the Preliminary Drainage Plan still 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

From: Joseph Grove <jgrove@unioncountyohio.gov>
Sent: Thursday, July 31, 2025 11:55 AM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>; Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>
Subject: RE: Copy of Distribution Letter + Plat for ERN-7 - Amended Preliminary Plat

Union Soil & Water has no comments for **Eversole Run Neighborhood, Section 7 (ERN-7) – Amended Preliminary Plat.**

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



please consider the environment - do you really need to print this email?

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, July 29, 2025 10:55 PM

To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for ERN-7 - Amended Preliminary Plat

Good evening,

I attached a copy of the **Distribution Letter** generated for and a **digital copy of Eversole Run Neighborhood, Section 7 (ERN-7) – Amended Preliminary Plat**. The application reads, the amendment is due to an entry feature; the amendment impacts **0.182 acres and 0 lots**. Paper copies are being delivered/mailed. Please note the meeting dates and call with any questions. Thank you!

Because there are so many subdivisions this month and because there are new people at reviewing agencies, I've included a link to LUC decision letter(s) for each plat being reviewed this month. If you download and scroll-through a decision letter, you will find comments required by your agency during a prior review. (This may help expedite your review.) A link to those letters can be found here: [August 2025 Subdivisions](#).

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

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: Brian Mullaney <bullaney@marysvilleohio.org>
Sent: Wednesday, August 6, 2025 11:29 AM
To: Brad Bodenmiller
Subject: August LUC Comments

Hi Brad

Here are the City's comments for the August meeting:

Currier Ridge - Final Plat

- Please shift the 20-ft Utility Easement along the west side of Currier Road so that it flanks the right-of-way, and relocate the 15-ft URE Easement so that it flanks the new location of the 20-ft Utility Easement to the west.

Del Webb Maygrass (AKA Jerome), Phase 1B - Preliminary Plat

- The City of Marysville does not have any further comments regarding this plat.

Eversole Run Neighborhood, Section 7 (ERN-7) - Preliminary Plat

- The horizontal and vertical design of the waterline will be finalized during the final engineering process.
- Please provide and label (with dimensions) a 20-ft Utility Easement flanking the right-of-way along the east side of Jerome Road and south side of Hill Road.

Eversole Run Neighborhood, Section 9 (ERN-9) - Preliminary Plat

- The City of Marysville does not have any further comments regarding this plat.

Eversole Run Neighborhood, Section 10 (ERN-10) - Preliminary Plat

- The horizontal and vertical design of the waterline will be finalized during the final engineering process.
- Please provide and label (with dimensions) a 20-ft Utility Easement flanking the right-of-way along the west side of Jerome Road.

Glacier Pointe, Section 4, Phase 1 - Final Plat

- Please provide and label (with dimensions) a 20-ft Utility Easement flanking the right-of-way along the east side of Eliot Drive for the proposed waterline.

Glacier Pointe, Section 5, Phase 2 - Final Plat

- The City of Marysville does not have any further comments regarding this plat.

Shops at Hawks Landing - Final Plat

- Please provide and label (with dimensions) a 20-ft Utility Easement flanking the right-of-way along the south side of Hawk's Lane for the waterline extension to Hyland Croy.

- Please change the 30-ft Public Utility Easement along the north property line to a 30-ft Sanitary Sewer Easement.
- Please extend the 20-ft Water Line easement on west side of Hawk's Lane to the northern property line.

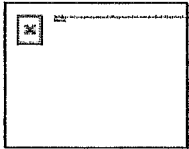
Stillwell at Jerome Village - Preliminary Plat Extension

- The City of Marysville does not have any further comments regarding this plat.

Please let me know if you have any questions or concerns.

Thanks,
Brian

Brian Mullaney P.E.
Transportation & Mobility Engineer
City of Marysville, Ohio
209 South Main Street
Marysville, Ohio 43040
(937) 645-7360 (office)\





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

Jerome Township Zoning Department

August 8, 2025

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

Re.: JV, Eversole Run Neighborhood, Section 7 – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the preliminary plat known as Eversole Run Neighborhood, Section 10 – Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

1. The site is currently 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 or as otherwise required by law, an approved detailed development plan or similar development plan approval, will be required prior to the establishment of any uses or construction of any improvements, and for a letter of compliance with the applicable zoning regulations to be issued when the final plat under review. This comment is simply to serve as a reminder.

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