



## Staff Report – Del Webb Maygrass AKA Jerome Clubhouse

<b>Applicant:</b>	<p><b>Pulte Homes of Ohio, LLC</b> c/o Nicki Martin 475 Metro Place South Dublin, OH 43017 <a href="mailto:nicki.martin@pultegroup.com">nicki.martin@pultegroup.com</a></p> <p><b>Kimley-Horn and Associates, Inc.</b> c/o Kevin Kershner 7965 North High Street, Suite 200 Columbus, OH 43235 <a href="mailto:kevin.kershner@kimley-horn.com">kevin.kershner@kimley-horn.com</a></p>
<b>Request:</b>	Approval of Del Webb Maygrass AKA Jerome, Clubhouse – Final Plat.
<b>Location:</b>	Located between US Hwy 42/Mitchell-Dewitt Road and between Industrial Parkway/Currier Road in Jerome Township, Union County.  The Del Webb Maygrass AKA Jerome subdivision is surrounded by the following subdivisions: Mitchell Crossing, Mitchell Highlands, Pioneer Crossing, and Curry Farm.

<b>Staff Analysis:</b>	<p>This Final Plat involves 6.658 acres of land and proposes 0 lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"><li>○ 6.658 acres in open space</li></ul> <p>Proposed utilities:</p> <ul style="list-style-type: none"><li>○ City of Marysville water service</li><li>○ City of Marysville sanitary waste disposal</li></ul> <p>Preliminary Plat:</p> <ul style="list-style-type: none"><li>○ The Preliminary Plat was approved in November 2024, and it was subsequently amended in March 2025.</li><li>○ The Phase 1A Final Plat was approved in July 2025.</li><li>○ The Phase 1B Final Plat was approved in September 2025.</li></ul>
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	<ul style="list-style-type: none"><li>• <b>Union County Engineer's Office</b><ul style="list-style-type: none"><li>○ The Engineer's Office submitted comments in an email dated 12-31-25. The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. However, a bond or surety was not required because there are no public improvements.<ol style="list-style-type: none"><li>1. The Map Room submitted mark-ups in an email dated 12-30-25 email and those were provided to the applicant's engineer. (There are a total of 3 mark-ups.)</li></ol></li></ul></li><li>• <b>Union County Soil &amp; Water Conservation District</b><ul style="list-style-type: none"><li>○ In an email dated 12-23-25, the District advised it had no comments.</li></ul></li><li>• <b>Union County Health Department</b><ul style="list-style-type: none"><li>○ No comments received as of 12-31-25. Standard comments from the Health Department are below:<ol style="list-style-type: none"><li>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)."</li><li>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."</li><li>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)."</li></ol></li></ul></li><li>• <b>City of Marysville</b><ul style="list-style-type: none"><li>○ In an email dated 12-30-25, the City advised it had no further comments.</li></ul></li></ul>
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	<ul style="list-style-type: none"><li>• <b>Village of Plain City</b><ul style="list-style-type: none"><li>○ No comments received as of 12-31-25.</li></ul></li><li>• <b>Jerome Township</b><ul style="list-style-type: none"><li>○ The Township submitted comments in a letter dated 12-24-25. The Final Plat complies with the approved Detailed Development Plan.</li></ul></li><li>• <b>ODOT District 6</b><ul style="list-style-type: none"><li>○ In an email dated 12-23-25, the District advised it had no comments.</li></ul></li><li>• <b>Union Rural Electric (URE)</b><ul style="list-style-type: none"><li>○ In a letter dated 12-30-25, URE advised it had no comments.</li></ul></li><li>• <b>LUC Regional Planning Commission</b><ol style="list-style-type: none"><li>1. Sheet 1: In the left column, paragraph 2 references “a lot number 1 and” but there is no lot being created; only Reserve G-1 is being created. Should “a lot number 1 and” be removed from the paragraph? The reserve is not labeled “Lot 1”; it is labeled “Reserve ‘G-1’”. No preliminary plat iteration has shown this as a lot. If the reserve is changed to a lot, different subdivision regulations will apply which may delay the approval of the Final Plat.</li><li>2. Sheet 1: In the center column, please update the year from 2025 to 2026. There are a total of 7 locations where this should be changed.</li><li>3. Sheet 1: In the center column, please add “Approved this ___ day of ___ , 2026” to the left of the first signature line for the Union County Commissioners.</li><li>4. Sheet 1: In the right column, please review paragraph 1 of the surveyor’s certification. The text reads, “The tract has an area of 6.658 acres in <b>lots</b> making a total of 6.658 acres.” Should the word “lots” not be changed to “reserves” (§800)?</li><li>5. Sheet 2: The front building setback is missing on Reserve G-1. Please add this (§323, 5.).</li><li>6. Sheet 2: Under Standard Deed Restrictions for Union County, please do not adjust Number 3. This was adjusted to the text proposed during multiple iterations of plats submitted by Pulte.</li></ol></li></ul>
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<b>Staff Recommendations:</b>	Staff recommends <b>CONDITIONAL APPROVAL</b> of the Del Webb Maygrass AKA Jerome, Clubhouse – Final Plat. The condition is inclusion of the comments from reviewing agencies and those in this staff report on the Mylar for the 01-08-2026 LUC meetings.
<b>Z&amp;S Committee Recommendations:</b>	