



Staff Report – Del Webb Maygrass AKA Jerome Clubhouse

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

Staff Analysis:	<p>This Final Plat involves 6.658 acres of land and proposes o lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 6.658 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water service○ City of Marysville sanitary waste disposal <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was approved in November 2024, and it was subsequently amended in March 2025.○ The Phase 1A Final Plat was approved in July 2025.○ The Phase 1B Final Plat was approved in September 2025.
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•Union County Engineer’s Office

- 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.
- 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.)

•Union County Soil & Water Conservation District

- In an email dated 12-23-25, the District advised it had no comments.

•Union County Health Department

- No comments received as of 12-31-25. 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

- In an email dated 12-30-25, the City advised it had no further comments.



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- **Village of Plain City**

- No comments received as of 12-31-25.

- **Jerome Township**

- The Township submitted comments in a letter dated 12-24-25. The Final Plat complies with the approved Detailed Development Plan.

- **ODOT District 6**

- In an email dated 12-23-25, the District advised it had no comments.

- **Union Rural Electric (URE)**

- In a letter dated 12-30-25, URE advised it had no comments.

- **LUC Regional Planning Commission**

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.
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.
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.
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 **lots** making a total of 6.658 acres.” Should the word “lots” not be changed to “reserves” (§800)?
5. Sheet 2: The front building setback is missing on Reserve G-1. Please add this (§323, 5.).
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.



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Staff Recommendations:	Staff recommends <i>CONDITIONAL APPROVAL</i> 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.
Z&S Committee Recommendations:	