



Staff Report – Meijer Jerome Township

Applicant:	<p>Meijer Stores Limited Partnership c/o Cris Jones 2350 Three Mile Road NW Grand Rapids, MI 49544 cris.jonesjr@meijer.com</p> <p>Woolpert, Inc. c/o Brian Smallwood 4454 Idea Center Boulevard Dayton, OH 45430 brian.smallwood@woolpert.com</p>
Request:	Approval of Meijer Jerome Township – Preliminary Plat.
Location:	Located northeast of the US Hwy 33 and Post Road interchange in Jerome Township, Union County. The subdivision is located between the Hyland-Croy Commercial subdivision (north) and The Shops at Hawk’s Landing subdivision (south).

Staff Analysis:	<p>This Preliminary Plat involves 29.570 acres of land and proposes 4 commercial lots. The land use is a Meijer Supercenter and commercial outlots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 0.0 acres in public right-of-way but there is significant private right-of-way ○ 29.570 acres in commercial lots ○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ City of Marysville public sanitary waste treatment <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in an email dated 05-07-26. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) <ol style="list-style-type: none"> 1. The variances (pavement width, dead end streets, 50’ right-of-way, through lots) were approved. 2. The layout and design of the lots, streets, and other improvements is not approved. A copy of
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the draft document for the private road was not submitted with the Preliminary Plat application. A copy was emailed by the subdivider on 05-12-26 and is under review.

3. Add drainage easement for ditch maintenance along the existing stream.
4. Adjust drainage easement for the basin to extend to public right-of-way if the basin is to go under ditch maintenance. This will require an easement over the proposed private roads to Hyland-Croy Road.

• **Union County Soil & Water Conservation District**

- The District submitted comments in an email dated 04-29-26. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)

1. Provide a 20' drainage easement from top of bank on the Gordon Tri County Ditch.

• **Union County Health Department**

- No comments received as of 05-14-26. 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 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**

- The City submitted comments in an email dated 05-06-26. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Coordinate connections with adjacent developments.
 2. Proposed water and sanitary must remain on the property. The southern extension of the sanitary sewer is currently shown extending beyond the property line.
 3. The proposed waterline must remain outside of the right-of-way and within a utility easement.
 4. Provide a 20' utility easement along the southern and western property lines.
 5. Provide a 20' utility easement flanking the right-of-way along Hyland-Croy Road.
 6. The City provided a markup with a question regarding proposed waterline alignment and asked that it be adjusted during the Construction Drawing review process.

• **Jerome Township**

- Jerome Township submitted comments in a letter dated 04-30-26. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 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.
 2. Building setbacks should only be shown where lots front public or private roads that have not been designated limited access. Side and rear yard setbacks should not be included. Along a private street, this should be drawn from the right-of-way line of the private street.

• **ODOT District 6**

- No comments received as of 05-06-26.



- **American Electric Power (AEP)**
 - No comments received as of 05-06-26.
- **LUC Regional Planning Commission**
 1. Sheet 1: Telephone numbers for the owner and subdivider are required (§313, 3.).
 2. Sheet 1: In the dedication statement (Column 2), it should indicate whether right-of-way and easements are dedicated to the private or public use. Perhaps, “...dedicate all right-of-way to the private use forever and all other easements to the public use forever” would suffice? Please review (Article 8).
 3. Sheet 1: In the signature lines (Column 4) there is a typo. “Filed for record...” should read “Filed for record...” (Article 8).
 4. Sheet 1: In the last paragraph of the Surveyor’s Certificate, the name of the subdivision across the top of the sheet should match the name of the subdivision in the Surveyor’s Certificate (Article 8).
 5. Sheet 1: Please confirm the current version of the *Standard Deed Restrictions for Union County* with the County Engineer’s Office.
 6. Sheet 2: Please provide names for the three private right-of-ways (§313, 12.).
 7. Sheet 2: Please make the line-type for the private right-of-way easier to see.
 8. Sheet 2: The right-of-way along Lot 2 is only 31’ wide. Per the variance, the minimum width is 50’. Please confirm if this right-of-way will increase in width by 19’ to the north or to the south.
 9. Sheet 2: Discussion with the County Engineer’s Office should occur to contemplate how drives from future lot splits associated with lots 2, 3, and 4 will align with access points from the Big Box Store.
 10. The Subdivision Regulations read, "If the subdivision is located in an area having poor drainage, unacceptable drainage outlets, or other adverse physical characteristics, or is located in Brookston...soils, the Regional Planning Commission [LUC] may approve the subdivision provided the subdivider agrees to perform such improvements as will render the area acceptable for the intended use" (§416). Staff has requested applicant’s engineer



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	<p>address this in writing.</p> <ol style="list-style-type: none"> 11. Sheet 2: Easements are labeled, but the boundaries of the easements are not always clear, existing easements on the north side of the property. The private right-of-way from the north property and the private right-of-way proposed need to line-up (§408, 3.). 12. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414). 13. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.). This is frequently added to the Standard Deed Restrictions for Union County. 14. On the Final Plat, please add information about the variance from Section 406 Minimum Pavement Width, Section 406 Minimum Right-of-Way Width, Section 408 3. Permanent Dead End Streets, and Section 413 4. Through Lots. Please include the date and resolution number from the Board of Commissioners. 15. 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.). 16. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
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<p>Staff Recommendations:</p>	<p>Staff recommends CONDITIONAL APPROVAL of Meijer Jerome Township – Preliminary Plat with the conditions that all comments/modifications from LUC and reviewing agencies, related to the Subdivision Regulation requirements, 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.</p>
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Z&S Committee Recommendations:	<i>Options for action:</i> <ul style="list-style-type: none">○ <i>Approval</i>○ <i>Conditional Approval (state conditions)</i>○ <i>Denial (state reasons)</i>○ <i>Table (if requested)</i>
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