



Logan-Union-Champaign regional planning commission

Staff Report – Curry Farm Phase 1

Applicant:	<p>AMH Development, LLC c/o James Martin 781 Brooksedge Plaza Drive Westerville, OH 43081 jmartin@amh.com</p> <p>CESO Inc. c/o Jon Buchanan 2800 Corporate Exchange Dr., Suite 400 Columbus, OH 43231 buchanan@cesoinc.com</p>
Request:	Approval of Curry Farm, Phase 1 – Final Plat. <i>This Plat was tabled during the March and April 2025 LUC Executive Committee meetings.</i>
Location:	Located east of US 42, just south of the Pioneer Crossing subdivision Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 25.701 acres of land and proposes 58 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 4.770 acres in right-of-way○ 9.892 acres in single-family residential lots○ 11.039 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 2022, and it was subsequently extended in October 2024. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 03-06-25, an email dated 03-05-25, and an email dated 03-26-25. The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety was required, but none has been
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	<p>submitted/approved by the County Commissioners. The Engineer's Office recommended denial due to the outstanding bond. The Engineer's Office reserved the right to change its recommendation, should this comment be addressed prior to the LUC meetings.</p> <ol style="list-style-type: none">1. The Map Room submitted mark-ups in a separate communication (03-05-25 email) and verified its comments were addressed (03-26-25 email). <ul style="list-style-type: none">○ <i>Update: In an early morning email dated 05-02-25, the Engineer's Office advised it still has not received any new bonds.</i> <ul style="list-style-type: none">● Union County Soil & Water Conservation District<ul style="list-style-type: none">○ In an email dated 02-27-25 and an email dated 03-27-25, the District advised it had no comments.● Union County Health Department<ul style="list-style-type: none">○ In an email dated 03-26-25, the District asked whether it is possible to have an easement for the property south of the development (9324 US Hwy 42) to tie into sanitary sewer in the future? The property at 9324 US Hwy 42 is currently serviced by private, on-site septic system. <i>Note from LUC Staff: There is already a Utility Easement running along the front of US Hwy 42. With this in mind, the comment may not be warranted. Please review.</i>○ No additional comments received as of 04-02-25. 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,
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	<p>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).”</p> <ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ In an email dated 03-31-25, the City advised it had no further comments.○ <i>Update: The City submitted—in error—a question regarding an easement through an email dated 04-29-25. This question had already been answered by the applicant on 03-12-25 and acknowledged/OK'd by the City on 03-13-25.</i>• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 03-28-25 and an email dated 04-24-25. The Final Plat complies with the approved Detailed Development Plan.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 04-02-25.• Union Rural Electric (URE)<ul style="list-style-type: none">○ In a letter dated 02-28-25 and a letter dated 03-27-25, URE advised it had no comments.• AES Ohio<ul style="list-style-type: none">○ No comments received as of 04-02-25.• LUC Regional Planning Commission<ol style="list-style-type: none">1. Sheet 2: Please review the “15’ URE Esmt.” between lots 7/8 and the “20’ Utility & URE Esmt.” in front of lots 7/8/9. Where do these join/stop? Additionally, there are three easement labels in front of lots 2, 5, and 6 but they are only “Utility Esmt”. Please review and adjust if warranted. <i>Update: This was addressed on an updated plat submitted via email for the 04-10-25 LUC meetings.</i>2. Sheet 2: Please review the “20’ Utility Esmt.” between lots 4/5 that runs into Reserve A. Does this go through the “20 URE Esmt.”? Please review and adjust if warranted. <i>Update: This was addressed on</i>
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	<p><i>an updated plat submitted via email for the 04-10-25 LUC meetings.</i></p> <p>3. Sheet 3: Please review the “20’ Utility Esmt.” between lots 68/69. Does this stop at the rear where the “10’ URE Esmt.” begins or does it run through to Reserve B? Please review and adjust if warranted. <i>Update: This was addressed on an updated plat submitted via email for the 04-10-25 LUC meetings.</i></p> <p>4. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).</p>
Staff Recommendations:	Staff recommends acceptance of the developer’s request to TABLE the Curry Farm, Phase 1 – Final Plat.
Z&S Committee Recommendations:	