



Staff Report – Village Neighborhood Section 12

Applicant:	<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@terrinevolution.com</p>
Request:	Approval of Village Neighborhood, Section 12 (VN-12) – Preliminary Plat.
Location:	Located on the northwest side of US Hwy 42 and along the north side of Ravenhill Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 33.297 acres of land and proposes 90 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 5.577 acres in right-of-way ○ 19.259 acres in single-family residential lots ○ 8.461 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>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in emails dated 05-07-26 at 10:53 AM, 05-12-26 at 7:36 AM, and 05-13-26 at 7:27 AM. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) 1. The variances (50’ right-of-way and block length) were approved. 2. The layout and design of the lots, streets, and other improvements is approved.
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	<p>3. Add two access points between the lots on the north side of the development to allow access to the drainage infrastructure. The Preliminary Plat approval condition being required is: Subdivider is to include two drainage easements (in separate locations) that run north-south between the lots along the north side of Oakshade Way. Said easements may be located in open space areas, across lots, or located in both open space areas and lots. At a minimum, these easements shall each be 20' wide.</p> <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ 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. The drainage easement behind lots 2945-2980 needs to be labeled drainage easement. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ 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).”
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• **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. The City provided easement language it requires on the Final Plat.
 2. Provide and label a 10' Utility Easement flanking the right-of-way for all proposed waterlines. One specific area that needs addressed is the waterline along Ashwood Way between Oakshade Way and Elmridge Way.

• **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.

• **ODOT District 6**

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

• **Ohio Edison**

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

• **LUC Regional Planning Commission**

1. Easements for water and sewer must be a minimum of 20' and 10' for other utilities (§313, 12.; §414).
2. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.).
3. On the Final Plat, please add information about the variance from Section 406 Minimum Right-of-Way Width and Section 416 Block Lengths. Please include the date and resolution number from the Board of Commissioners.
4. 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



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	<p>granted (§401; §412, 1.; §413, 2.).</p> <p>5. 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).</p>
<p>Staff Recommendations:</p>	<p>Staff recommends CONDITIONAL APPROVAL of Village Neighborhood, Section 12 (VN-12) – 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>
<p>Z&S Committee Recommendations:</p>	<p><i>Options for action:</i></p> <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>