Logan-Union-Champaign
regional planning commission

October 13, 2026

Jerome Village Company, LLC* **
c/o Steve Lark
375 North Front Street, Suite 200
Columbus, OH 43215
larks@nationwide.com

RE: **Amended Preliminary Plat for Eversole Run Neighborhood, Section 10 (ERN-10)**
Jerome Township, Union County

Dear Mr. Steve Lark:

The Executive Committee of the Logan-Union-Champaign Regional Planning Commission met in formal session on October 8, 2026, and reviewed the Amended Preliminary Plat for **Eversole Run Neighborhood, Section 10 (ERN-10)**, Jerome Township, Union County.

> The LUC Executive Committee moved a motion to accept the recommendation of ***CONDITIONAL APPROVAL*** of the of **Eversole Run Neighborhood, Section 10 (ERN-10) – Amended Preliminary Plat.**
>
> Staff recommends *CONDITIONAL APPROVAL* of Eversole Run Neighborhood, Section 10 (ERN-10) – Amended Preliminary Plat with the *conditions* that all comments/modifications from LUC and reviewing agencies, including those from past review periods, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat *prior* to submittal.

You will find the LUC Staff Report and reviewing agency comments attached. Please call our office if you have any questions or concerns. Thank you for your time.

Note: Approval of this Amended Preliminary Plat expires in October 2028. Therefore, it is necessary for you to apply in September 2028 to be placed on the October 2028 LUC meeting agendas to request extension.

Sincerely,

Bradley Bodenmiller
Secretary | LUC Executive Committee
Director | LUC Regional Planning Commission

Cc: File
**Terrain Evolution, Inc. – Justin Wollenberg & Dan Rhine jwollenberg@terrainevolution.com drhine@terrainevolution.com
* **Jerome Township Trustees – c/o Robert Caldwell, Fiscal Officer
* **Jerome Township Zoning Commission – c/o Zoning Secretary
**Jerome Township Zoning Officer – Eric Snowden
**Union County Engineer's Office – Luke Sutton
**City of Marysville – Jamie Fink & Connor Devine

*Via 1st Class Mail 10-13-2026 **Via Email 10-13-2026

10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 •
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Staff Report – ERN-10

Applicant:	**Jerome Village Company, LLC** c/o Steve Lark 375 North Front Street, Suite 200 Columbus, OH 43215 larks@nationwide.com **Terrain Evolution, Inc.** c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com
Request:	Approval of Eversole Run Neighborhood, Section 10 – **Amended** Preliminary Plat.
Location:	Located northwest corner of the intersection of Jerome Road and Wells Road in Jerome Township, Union County.

Staff Analysis:	This **Amended** Preliminary Plat involves 29.567 acres of land and proposes **51** ~~49~~ single-family residential lots. Acreages: ○ **5.362** ~~5.380~~ acres in right-of-way ○ **13.944** ~~13.643~~ acres in single-family residential lots ○ **10.261** ~~10.544~~ acres in open space Proposed utilities: ○ City of Marysville public water service ○ Jerome Village Community Authority collection and City of Maryville public sanitary waste treatment Preliminary Plat: ○ The Preliminary Plat was originally approved in August 2025. ○ The Phase 1 Final Plat was approved September 2026. ○ **The amendment impacts two lots. The amendment adds two single-family residential lots. Most of this Plat has gone through the Final Plat process. The unplatted area is depicted on Sheet 4 on the area labeled "Amended Lot Area". (See lots 2892 and 2893.)**

- **Union County Engineer's Office**
  - Previously, the Engineer's Office submitted comments in an email dated 08-08-25. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
    1. The variance for 50' right-of-way was approved.
    2. The layout and design of the lots, streets, and other improvements is approved.
  - Amendment#1: In an email dated 10-02-26 and 10-05-26, the Engineer's Office did not submit any new comments. The layout and design of the lots, streets, and other improvements remains approved.
- **Union County Soil & Water Conservation District**
  - Previously, the District submitted comments in an email dated 07-31-25. At that time, the District advised it had no new questions.
  - Amendment #1: In an email dated 09-24-26, the District did not submit any new comments. The Preliminary Drainage Plan remains approved.
- **Union County Health Department**
  - No comments received as of 08-06-25 or 09-30-26. 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** o Previously, the City submitted comments in an email dated 08-06-25. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.) 1. Horizontal/Vertical design of public waterline will be finalized during Construction Drawing process. 2. Provide/Label a 20' Utility Easement flanking the right-of-way along the west side of Jerome Road. o Amendment #1: In an email dated 09-30-26, the City required a 10' Utility Easement flanking the right-of-way at DOS-A and a 10' Utility Easement flanking the right-of-way on the east side of Thornfield Drive. • **Jerome Township** o Previously, Jerome Township submitted comments in a letter dated 08-08-25. **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. o Amendment #1: In a letter dated 09-23-26, the Township reiterated its prior comment that the Preliminary Plat complies with the Preliminary Development Plan. • **ODOT District 6** o No comments received as of 08-06-25 or 09-30-26. • **Union Rural Electric (URE)** o Previously, URE submitted comments in a letter dated 08-04-25. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.) 1. URE easement requirements are 20'. Actual location on lots can be located within a 10' easement if adjacent property has additional

	easements or right-of-way for ingress/egress totaling 20'. 2. Sheet 4: URE requires a 10' easement along rear of lots 2930-2933. 3. Sheet 4: URE requires a 10' easement adjacent to Elmridge Court between lots 2929-2930 + 2925/2926. 4. Sheet 4: URE requires a 10' easement adjacent to Maplewood Drive between lots 2933-2885. 5. Sheet 4: URE requires an additional 10' easement adjacent to the 15' Drainage and Utility Easement along the front of lots 2923-2929. 6. Sheet 4: URE requires an additional 10' easement adjacent to the 15' Drainage and Utility Easement along the front of lots 2889-2900. 7. Sheet 4: URE requires an additional 10' easement adjacent to the 10' Drainage and Utility Easement along the front of lots 2885-2888. 8. URE provided easement areas in a drawing. o Amendment #1: In a letter dated 10-02-26, URE wrote, "URE is aware that Jerome Village is not planning to deviate from the easements that are [sic] approved [recently] on the Final Plat. • **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. The date was 07-30-2025 and the resolution number was 25-323. 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 granted (§401; §412, 1.; §413, 2.). 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).

Staff Recommendations:	Staff recommends ***CONDITIONAL APPROVAL*** of Eversole Run Neighborhood, Section 10 (ERN-10) – **Amended** Preliminary Plat with the ***conditions*** that all comments/modifications from LUC and reviewing agencies, including those from past review periods, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittals, all requirements and items outlined in the Union County Subdivision Regulations are incorporated in the Final Plat ***prior*** to submittal.

Z&S Committee Recommendations:	The Zoning & Subdivision Committee recommends ***CONDITIONAL APPROVAL*** of Eversole Run Neighborhood, Section 10 (ERN-10) – **Amended** Preliminary Plat.

Outlook

RE: Copy of Distribution Letter + Plat for ERN-10 Amended Preliminary Plat

From Luke Sutton <lsutton@unioncountyohio.gov>
Date Fri 10/2/2026 3:37 PM
To Brad Bodenmiller <bradbodenmiller@lucplanning.com>

No comments on this plat.

Luke Sutton, PE
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, September 22, 2026 8:12 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for ERN-10 Amended Preliminary Plat

Good evening,

I attached a copy of the Distribution Letter generated for + a digital copy of the Plat for **Eversole Run Neighborhood, Section 10 (ERN-10) – Amended Preliminary Plat. The Plat was amended to add two additional lots.**

With this email, I've included a link (below) where you can download a copy of the proposed plat and a copy of any LUC decision letters associated with the Plat. If you scroll-through each LUC decision letter, you will find comments required/submitted by your agency during prior review(s). (This may help expedite your review.)

2026 Subdivision Reviews - October

Note: This is one of five subdivisions being shared this month. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

Outlook

RE: Copy of Distribution Letter + Plat for ERN-10 Amended Preliminary Plat

From Luke Sutton <lsutton@unioncountyohio.gov>
Date Mon 10/5/2026 7:41 AM
To Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Yes, they are approved

Luke Sutton, PE
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Friday, October 2, 2026 5:06 PM
To: Luke Sutton <lsutton@unioncountyohio.gov>
Subject: Re: Copy of Distribution Letter + Plat for ERN-10 Amended Preliminary Plat

Is the layout and design of the lots, streets, and other improvements approved? (I realize everything is basically set, but wanting to confirm for my records!)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com

From: Luke Sutton <lsutton@unioncountyohio.gov>
Sent: Friday, October 2, 2026 3:37 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Subject: RE: Copy of Distribution Letter + Plat for ERN-10 Amended Preliminary Plat

No comments on this plat.

Luke Sutton, PE
Union County Engineer
233 West Sixth Street

Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, September 22, 2026 8:12 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>
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P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

Outlook

Re: Copy of Distribution Letter + Plat for ERN-10 Amended Preliminary Plat

From Joe Eads <jeads@unioncountyohio.gov>
Date Thu 9/24/2026 2:07 PM
To Brad Bodenmiller <bradbodenmiller@lucplanning.com>

Brad ,
The preliminary drainage plan is approved

Joe Eads
Drainage Maintenance Supervisor
18000 State Route 4, Ste.D
Marysville,OH 43040
937-209-2236
jeads@unioncountyohio.gov
https://www.unioncountyohio.gov/USWCD

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, September 22, 2026 8:12 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Casey Tuck <caseytuck@lucplanning.com>; Heather Martin <heathermartin@lucplanning.com>; Joseph Grove <josephgrove@lucplanning.com>
Subject: Copy of Distribution Letter + Plat for ERN-10 Amended Preliminary Plat

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2026 Subdivision Reviews - October

Note: This is one of five subdivisions being shared this month. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

Outlook

October 2026 LUC Comments - City of Marysville

From Connor Devine <cdevine@marysvilleohio.org>
Date Wed 9/30/2026 4:05 PM
To Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc Jamie Fink <jamie.fink@marysvilleohio.org>

Hi Brad,

Here are the City's comments for the October LUC meeting.

Avondale - Final Plat

- The City of Marysville does not have any further comments regarding this plat.

Del Webb Maygrass (AKA Jerome Phase 2) - Final Plat

- The City of Marysville does not have any further comments regarding this plat.

Jerome Village, ERN-10 - Amended Preliminary Plat

- Please provide and label a 10' Utility Easement flanking the right-of-way at DOS-A.
- Please provide and label a 10' Utility Easement flanking the right-of-way on the east side of Thornfield Drive.

Jerome Village - Jerome Professional Park Phase 2 - Final Plat

- The City of Marysville does not have any further comments regarding this plat.

As always, please let me know if there is anything that you think I may have overlooked or if you have any questions.

Thanks,

Connor Devine, P.E.
Engineer II
City of Marysville, Ohio
209 South Main Street
Marysville, Ohio 43040
(937) 645-7376 (office)

city of marysville

Jerome Township Zoning Department

9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

September 23, 2026

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: JV, Eversole Run Neighborhood, Section 10 – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the preliminary plat known as Eversole Run Neighborhood, Section 10 – Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

1. The site is currently zoned Planned Development District (PD) in accordance with the provisions of Case #PD06-110, as amended. The proposed preliminary plat complies with the preliminary development plan attached to that case. Per Chapter 500 of the Township Zoning Resolution or as otherwise required by law, an approved detailed development plan or similar development plan approval, will be required prior to the establishment of any uses or construction of any improvements, and for a letter of compliance with the applicable zoning regulations to be issued when the final plat is under review. This comment is simply to serve as a reminder.

I plan to attend the meeting of the Commission's Zoning & Subdivision Committee and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden

Eric Snowden
Zoning Inspector/Planning Coordinator
Jerome Township, Union County, Ohio

Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 Marysville, OH 43040
office: 800.642.1826 or 937.642.1826 | email: services@ure.com | website: ure.com

October 2, 2026

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, OH 43319

Name of Development – ERN – 10

Details -

Number of Lots: 27 up from 25
Front Setback: 25' setback
Side Setback: Not Defined
Rear Setback: Not Defined
Placement of electric facilities – Front Lot

Union Rural Electric Terms and Conditions - Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Easement Requirements – URE has easement requirements of 20 feet for underground primary and secondary facilities.

- Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on a property line, require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable).
- Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).
- Allow Utility ingress and egress of open space as necessary for maintenance, repairs, replacement of electric facilities.
- Where practical, do not place the easement area over building setbacks, adjacent to is acceptable. URE does not want the primary conductor to be within five feet from the basement walls or building footers.
- Electric easements must be platted and shown on final plat plans.
- No permanent or semi-permanent structures, fencing, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with installation or maintenance of facilities.

Street Crossings and Adjacent Property Paths - Street crossing and adjacent property paths to be determined when facilities layout is completed.

Landscape Plans - Landscape Plans shall not interfere with URE utility easements or access to URE facilities and shall comply with any regulatory and/or NESC rules.

Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 Marysville, OH 43040
office: 800.642.1826 or 937.642.1826 | email: services@ure.com | website: ure.com

URE Contacts:

- Matt Zarnosky – V.P. Engineering and Operations - Office 937-645-9246 – Cell 716-510-6640
- Brent Ransome – Manager of Engineering – Office 937-645-9241
- Ed Peper – Engineer – Office 937-645-9240
- Ron McGlone – Engineer – Office 937-645-9263 – Cell 937-594-3787
- Beau Michael – Key Accounts – Office 937-645-9251 – Cell 937-537-0370

General Comments:

- Amended plat
    1. URE is aware that Jerome Village is not planning to deviate from the easements That are approved on the Final Plat.

Before construction commences URE will work with the developer to complete the electrical facility design and layout.

Regards,

Ron McGlone
Engineer
Union Rural Electric Cooperative, Inc
15461 US Hwy 36
Marysville, Ohio 43040
Direct: (937) 645-9263