



**REAL ESTATE DEPARTMENT**

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Bradley Bodenmiller  
Director  
LUC Regional Planning Commission  
P.O. Box 219  
East Liberty, OH 43319

**RE: Meijer Jerome Township – Preliminary Plat provisions for Access**

Dear Brad:

This letter is provided in conjunction with the preliminary plat submission being filed for the above-referenced project.

An Operating and Reciprocal Easement Agreement (an “OREA”) is under negotiation with the Coughlin development team. The OREA will address access, landscaping, sign, and stormwater easements and maintenance obligations and will be recorded against the property that is the subject of the development plan once the applicant obtains ownership of the property. The OREA is subject to modifications based on the negotiations of Meijer and the Coughlin development team, the requirements of Union County as determined during the preliminary and final plat review process and the requirements of any lender of the purchasing entities.

Regardless of its final form, the OREA shall provide that the owner of the parcel which will contain the Meijer store will have the primary responsibility for maintenance of private roads, landscaping, signage, and stormwater management infrastructure that is of common use and interest to all the parcels within the broader development (the “Common Infrastructure”). The OREA shall provide that the non-maintaining property owners shall pay to Meijer certain maintenance fees as detailed in the OREA to reimburse Meijer for its costs associated with the maintenance of Common Infrastructure. Each owner of individual parcels within the development shall be responsible for maintaining and paying the costs of maintaining all improvements which serve only that parcel, at its sole cost and expense. This includes parking areas, which are not intended to be shared for use across parcels.

Please let me know if there is any more information that needs to be provided in this regard

Sincerely,  
MEIJER

Crisman S. Jones, Jr.  
Senior Real Estate Manager