Staff Report – Lark Ravine

Applicant:	**Romanelli & Hughes, Inc.** c/o Jim Ohlin 148 W Schrock Road Westerville, OH 43081 johlin@rh-homes.com **EMH&T** c/o Patricia Brown, PE 5500 New Albany Road Columbus, OH 43054 pbrown@emht.com
Request:	Approval of Lark Ravine – Final Plat.
Location:	Located along Mitchell-Dewitt Road, just east of the Waterford Estates subdivision in Jerome Township, Union County.

Staff Analysis:	This Final Plat involves 18.018 acres of land and proposes 22 single-family residential lots. Acreages: ○ 3.100 acres in right-of-way ○ 9.287 acres in single-family residential lots ○ 5.631 acres in open space Proposed utilities: ○ City of Marysville public water service ○ City of Maryville public sanitary waste disposal Preliminary Plat: ○ The Preliminary Plat was approved in December 2025. • **Union County Engineer's Office** ○ The Engineer's Office submitted comments in emails dated 11-03-26. 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 it has not been submitted/approved by the County Commissioners. 1. Sheet 2: The Engineer's Office requires the "20' U.E." labels be changed to "20' D.E. & U.E." These are located in Reserve A. (There are a total of 3

labels.) **Note from LUC Staff: Please make clear where this will overlap and cross the 10' U.E. which flanks the right-of-way.**

2. The Map Room submitted mark-ups in a separate communication (11-05-26 email) and those were provided to the applicant's engineer. (There are a total of 5 mark-ups.)

- **Union County Soil & Water Conservation District**
  - No comments received as of 11-04-26.
- **Union County Health Department**
  - No comments received as of 11-04-26. 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**
  - In an email dated 11-03-26, the City advised it had no comments.
- **Jerome Township**
  - The Township submitted comments in an email dated 11-06-26. The Final Plat complies with the approved Development Plan.

	• **ODOT District 6**
	  ○ In an email dated 10-28-26, ODOT advised it had no comments.
	• **Union Rural Electric (URE)**
	  ○ In an email dated 11-06-26, URE advised it had no additional comments.
	• **LUC Regional Planning Commission**
	  1. Sheet 1: In the center column (toward the bottom), please change the word "Record" to "Recorded" (§801).
	  2. Sheet 2: Please confirm with the City that it is OK with the 25' U.E. along Mitchell Dewitt Road. In the Preliminary Plat approval, the City required this easement to be a 30' U.E. (§320).
	  3. 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).

Staff Recommendations:	When this staff report was published, confirmation of approval of the outstanding bond or other surety (§324, 2.; §326; §330) had not been received. Although the minor technical items in this staff report could be incorporated on the Final Plat mylar for the 11-04-26 LUC meetings, these confirmations are required before staff is comfortable recommending any type of ***conditional approval***. If requested by the applicant, it is possible to ***table*** the Plat. Because this has not yet been requested, staff recommends ***DENIAL*** of Lark Ravine – Final Plat at this time. If confirmation of approval of the bond or surety is received, it may make sense to recommend conditional approval of Lark Ravine – Final Plat with the condition that the technical details, as specified in the LUC staff report, be incorporated on the Final Plat mylar for the 11-12-26 LUC meetings.

Z&S Committee Recommendations:	*Options for action:* ○ *Approval* ○ *Conditional Approval (state conditions)* ○ *Denial (state reasons)* ○ *Table (if requested)*