



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

Jerome Township Zoning Department

September 6, 2024

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

Re.: Thomas Industrial Project – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the preliminary plat known as Thomas Industrial Project – Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) This site is currently zoned Commerce District (COM).
- 2) All references to “overlay” or “Innovation Planned Development District” should be removed from all sheets. That zoning district does not apply to the site, and it is a misinterpretation of the Zoning Resolution to reference that district on any page within this plat.
- 3) The front yard setback along the frontages of the lot should be label “B/S” for building setback. That term is more consistent with the two sets of definitions provided in both the Zoning Resolution and Subdivision Regulations. All references to side or parking setbacks should be removed. These regulations will be applied as applicable but should not be indicated on the plat.
- 4) The building setback at the southeast corner of the site should follow the line of the right-of-way.

As per usual practice, 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
Zoning Inspector/Planning Coordinator
Jerome Township, Union County, Ohio