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 (ERN-10), Phase 2 – Final Plat.
Location:	Located in the northwest corner of the intersection of Jerome Road and Wells Road in Jerome Township, Union County.

Staff Analysis:	This Final Plat involves 0.638 acres of land and proposes 2 single-family residential lots. Acreages: ○ 0.000 acres in right-of-way ○ 0.638 acres in single-family residential lots ○ 0.000 acres in open space Proposed utilities: ○ City of Marysville 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. It was subsequently amended October 2026. ○ The Phase 1 Final Plat was approved September 2026. • **Union County Engineer's Office** ○ The Engineer's Office submitted comments in an email dated 11-06-26. The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. A bond for the

development was already approved with Phase 1, so no additional bond is being required.

1. 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 22 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**
  - The City submitted comments in an email dated 11-03-26. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)
    1. The City provided its preferred easement language. **Note from LUC Staff: There are no easements proposed to be created on this Plat, so the applicant may elect not to include this easement language.**

	• **Jerome Township**
	  ○ The Township submitted comments in an email dated 11-06-26. The Final Plat is in compliance with the Zoning Resolution.
	• **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.
	• **Ohio Edison**
	  ○ No comments received as of 11-04-26.
	• **LUC Regional Planning Commission**
	  1. Sheet 1: Please include the variance language incorporated in Phase 1. The language reads, "Variance granted for right-of-way width (Section 406) Resolution No. 25-323 - 7-30-2025."
	  2. Sheet 1: If the easement language the City requested is added to the Sheet, please remember to add the Community Authority + the words "water and sewer" which have been missing in other Jerome Village plats.

Staff Recommendations:	Staff recommends ***CONDITIONAL APPROVAL*** of Eversole Run Neighborhood, Section 10 (ERN-10), Phase 2 – Final Plat with incorporation of the technical details as specified in the LUC staff report 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)*