



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

*****This meeting will take place by remote access only. Please see page 2 of this agenda for information required to join this virtual meeting.*****

Zoning & Subdivision Committee Thursday, December 10, 2020, 12:45 pm

- Minutes from last meeting of November 12, 2020
- 1. Review of Glacier Pointe Section 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of Glacier Pointe Neighborhood Section 11 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
- 3. Review of Millcreek Township Zoning Parcel Amendment (Union County) – Staff Report by Aaron Smith

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Code Enforcement
Ashley Gaver – City of Marysville
Charles Hall – Union County Commissioner
Steve McCall – Champaign County Engineer
Bill Narducci – Union County Engineer's Office
Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Robert A. Yoder – North Lewisburg Administrator
Brad Bodenmiller – LUC
Heather Martin – LUC
Aaron Smith – LUC

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East Liberty, Ohio 43319

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• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Access to anyone wishing to attend this meeting
will be remotely/virtually only using zoom.

Go to <https://us02web.zoom.us/j/82913920085>
Meeting ID 829 1392 0085
Participant ID N/A
Passcode 026623

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+1 346 248 7799 (Houston)
+1 669 900 6833 (San Jose)
+1 253 215 8782 (Tacoma)

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Participant ID N/A
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Staff Report – Glacier Pointe Section 2

Applicant:	<p>Encore Living c/o Jay McIntire 5743 Snedegar Drive New Albany, OH 43054 jay1@encore-living.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg, PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrainevolution.com</p>
Request:	Tabling of Glacier Pointe, Section 2 – Final Plat.
Location:	Located north of the point where Mitchell-Dewitt Road crosses over US Hwy 33 in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 57.616 acres of land and proposes 99 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 8.187 acres in right-of-way○ 22.538 acres in single-family residential lots○ 26.891 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water○ City of Maryville sanitary sewer <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was originally approved in February 2019. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in a letter dated 11-03-20. The Engineer's Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond/surety was required, but has not yet been approved by the Commissioners. The Engineer's Office recommended denial due to the outstanding comments. The Engineer's Office reserved the right to
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Staff Report – Glacier Pointe Section 2

change its recommendation, should the comments be addressed prior to the LUC meetings.

- **Union County Soil & Water Conservation District**

- No comments received as of 11-04-20.

- **Union County Health Department**

- No comments received as of 11-04-20. 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 11-05-20.
 1. A 20' Utility Easement is required the entire length of Glacier Pointe Drive. Specifically, it needs to be added to the west side of the road from lots 124-129.
 2. A 20' Utility Easement is required along McKittrick Road near the intersection of Ingraham Lane.
 3. Confirm the correct owner is listed for the Frederick Campbell property. The auditor lists it as belonging to "Robert John Brennan, Bishop".



Logan-Union-Champaign regional planning commission

Staff Report – Glacier Pointe Section 2

	<ul style="list-style-type: none">• Jerome Township<ul style="list-style-type: none">○ In a letter dated 10-29-20, the Township advised the proposed Final Plat complies with the approved Development Plan.<ol style="list-style-type: none">1. Sheet 3: There is a 20' line labeled as "setback". Please revise the label to read "Building Setback".• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 11-04-20.• Union Rural Electric<ul style="list-style-type: none">○ In an email dated 11-03-20, URE advised it did not see any concerns.• LUC Regional Planning Commission<ol style="list-style-type: none">1. Sheets 3, 4, & 5: Please review easement width between lots 89/90, lots 95/96, and along 146. The minimum width for sanitary/water lines is 20' and 10' for other utilities (§414).2. 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:	Staff recommends accepting the request to TABLE the Glacier Pointe, Section 2 – Final Plat as requested by the applicant via letter dated 11-19-20.
Z&S Committee Recommendations:	

November 19, 2020

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

RE: Glacier Pointe Section 2 - Final Plat

Mr. Bodenmiller,

Terrain Evolution, as the agent for Encore Living, hereby requests to Table the Final Plat of Glacier Pointe Section 2. Not all the requirements for Surety were not able to be provided. The Tabling fee of \$200 is included with this request.

Please feel free to contact me if you have any questions a (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager



Staff Report – Glacier Park Neighborhood Section 11

Applicant:	<p>Jerome Village Company, LLC c/o Gary Nuss 375 North Front Street, Suite 200 Columbus, OH 43215 nussg@nationwide.com</p> <p>Terrain Evolution, Inc. c/o Justin Wollenberg PE 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@terrinevolution.com</p>
Request:	Approval of the Glacier Park Neighborhood, Section 11 (GPN-11) – Preliminary Plat Extension for a period of two (2) years.
Location:	Located between Brock Road and Ryan Parkway in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat Extension is for the Glacier Park Neighborhood, Section 11 (GPN-11) Preliminary Plat. This subdivision involves 39.428 acres of land and proposes 54 single-family residential lots. To date, 14 lots have been final platted.</p> <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville public water system○ Jerome Village collection and City of Marysville public waste treatment system <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The original Preliminary Plat was approved in December 2018.○ The Phase 1 Final Plat was approved in June 2020. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ No new comments received as of 12-02-20. <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ No comments received as of 12-02-20. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments received as of 12-02-20.
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Staff Report – Glacier Park Neighborhood Section 11

	<ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ No new comments received as of 12-02-20.• Jerome Township<ul style="list-style-type: none">○ No new comments received as of 12-02-20.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 12-02-20.• Union Rural Electric<ul style="list-style-type: none">○ No new comments received as of 12-02-20.• LUC Regional Planning Commission<ol style="list-style-type: none">1. All prior comments/modifications from reviewing agencies and approvals with conditions remain effective (§318).
Staff Recommendations:	LUC staff recommends APPROVAL of the Glacier Park Neighborhood, Section 11 (GPN-11) Preliminary Plat Extension with the condition that all comments/modifications from LUC and reviewing agencies, including prior LUC approvals with conditions, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to 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:	



Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Application for Preliminary Plat Approval

Date: _____

Name of Subdivision: _____

Location: _____

Township: _____ Military Survey: _____

Complete Parcel(s) Identification Number (PIN): _____

Have **ALL** Sketch Plan review letters been obtained? _____ (Engineer, SWCD, Board of Health)

Name of Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Owner of property to be subdivided: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Name of Applicant's Surveyor or Engineer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____ Email: _____

Proposed Acreage to be Subdivided: _____

Current Zoning Classification: _____

Proposed Zoning Changes: _____

Proposed Land Use: _____

Development Characteristics

Number of proposed lots: _____ Typical lot width (feet): _____

Number of proposed units: _____ Typical lot area (sq. ft.): _____

Single Family Units: _____ Multi-Family Units: _____

Acreage to be devoted to recreation, parks or open space: _____

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Logan-Union-Champaign regional planning commission

Director: Dave Gulden, AICP

Recreation facilities to be provided: _____

Do you propose deed restrictions? (If yes, attach a copy): Yes ____ No ____

1. Proposed method of Supplying Water Service: _____

2. Proposed method of Sanitary Waste Disposal: _____
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: _____
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	_____	_____	_____
b.	_____	_____	_____
c.	_____	_____	_____
d.	_____	_____	_____
e.	_____	_____	_____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____



Preliminary Plat Review Checklist

#	Required Item Description	Have	Need
1	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"		
2	Proposed name of the subdivision, which shall not duplicate or closely approximate the name of any other subdivision in the county.		
3	Location by section, range, and township or Virginia Military Survey (VMS).		
4	Names, addresses and telephone numbers of the owner, subdivider, and professional surveyor or professional engineer who prepared the plat; and the name, address and telephone number of the professional surveyor who performed the boundary survey.		
5	Date of survey.		
6	Scale of the plat, north point, and date.		
7	Boundaries of the subdivision and its acreage.		
8	Names of adjacent subdivisions, owners of record of adjoining parcels of unsubdivided land, and the location of their boundary lines.		
9	Locations, widths, and names of existing streets, railroad rights-of-way, easements, parks, permanent buildings, and corporation and township lines; location of wooded areas and other significant natural features; soil types and soil type limits; limits of Flood Hazard zones.		
10	Zoning classification of the tract and adjoining properties.		
11	Existing contours (USGS datum) at an interval of not greater than two feet if the slope of the ground is fifteen percent or less; and not greater than five feet where the slope is more than fifteen percent.		
12	Existing sewers, water and gas mains, culverts and other underground structures, and electric and telephone poles and lines and other above ground structures within and adjacent to the tract.		
13	Layout, names and widths of proposed streets and easements.		
14	Building setback lines with dimensions.		
15	Layout and dimensions of all proposed water and sewer lines, showing their connections with the existing systems, and all proposed easements for utility, water and sewer lines.		
16	Layout, numbers and approximate dimensions of each lot. When lots are located on a curve or when side lot lines are not at ninety degree angles, the width at the building line shall be shown, if it is less than the frontage width. Location of access from lots to the proposed streets shall be shown.		
17	Parcels of land to be reserved for public use or to be reserved by covenant for residents of the subdivision.		



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18	The limits of all Flood Hazard Areas (zone A, AE, B, and X) as determined by the Federal Emergency Management Agency (show the FEMA map number and date). The Base Flood Elevation shall be determined and shown. Minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
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Supplementary Information			
19	Statement of proposed use of lots, giving the type and number of dwelling units; and type of business or industry if use is not residential.		
20	Description of proposed covenants and restrictions.		
21	Description of proposed zoning changes.		
22	Typical sections and tentative profiles of streets and other related improvements as required in Article 5. Calculations as required to justify horizontal and vertical curves, pipe sizes, etc. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval.		
23	A preliminary drainage plan which shall identify adequate drainage outlets and shall contain adequate measures for control of erosion and siltation and for surface water management in accordance with Article 5 and the Technical Design Standards. The County Soil and Water Conservation District shall have approved the preliminary drainage plan prior to Preliminary Plat approval.		
24	If the subdivider proposes individual household sewage systems, the County Board of Health or the OEPA shall have approved the use of individual household sewage systems prior to the Preliminary Plat approval. N/A		
25	If the subdivider proposes individual household wells, the subdivider shall supply evidence acceptable to the County Board of Health of the availability of satisfactory water. The County Board of Health or the OEPA shall have approved the use of individual household wells prior to the Preliminary Plat approval. N/A		
26	Letters from utility companies, as required, indicates approval of easement locations and widths prior to the Preliminary Plat approval.		
27	A vicinity map at scale of generally not more than six thousand feet to an inch shall be shown on, or shall accompany, the Preliminary Plat. This map shall show all existing subdivisions, roads, and tract lines, together with the names of the owners of land immediately adjoining the proposed subdivision and between it and the nearest existing thoroughfares. It shall also show the most advantageous connections between the roads in the proposed subdivision and those of the neighboring areas.		
28	Preliminary Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		

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November 20, 2018

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

RE: Glacier Park Neighborhood Section 11 (GPN-11) Preliminary Plat ~ Resubmittal

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, is submitting an updated GPN-11 to the LUC Regional Planning Commission for consideration.

The main change to the plan set is that we added a stub road to the Caldwell Property named Blackthorn Drive. This stub will currently have no units fronting it but could have two lots with driveways on it and side load garages. The alignment of Red Fir Court, Fox Hill Court and Ash Grove Court remain the same as the previous submittal.

To help the commission in its review, we offer the following summary of changes to the plan set.

1. Sheet 1 – Added the Development Summary and updated the plan view to include the new stub street.
2. Sheet 5 – Lots 16-36 were redistributed to allow for the stub street. Two of the lots were 90 ft lots are reduced to 85 ft lots.
3. Sheets 6-11 – Incorporated changes to the Utility layout as a result of the lot shift and added stub road.
4. Sheets 13-16 – Adjusted grading illustrated as a result of the Lot line shift.

Please feel free to contact me if you have any questions a (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager

October 17, 2018

Bradley Bodenmiller
LUC Regional Planning Commission
Box 219
East Liberty, Ohio 43319

RE: Glacier Park Neighborhood Section 11 (GPN-11) Preliminary Plat

Mr. Bodenmiller,

Terrain Evolution, as the agent for Jerome Village Company, acknowledges the existence of Wetzel soils within the development area of GPN-11. The soil types are commonly found within areas with poor drainage and/or in drainage courses. In this case, the soils are mostly in a wooded area within Designated Openspace (DOS) which is to remain undeveloped. A portion of the Wetzel Soils encroach on the rear of a few lots. In this case, the development will install storm sewer drainage system to provide adequate drainage to the area developed.

Section 416 of the Union County Subdivision Regulations designates areas with the said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. The intended use is for single family residential. Providing adequate drainage system to the area shall remedy any poorly drained areas, thus rendering the area acceptable for the use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any and all subsurface tiles encountered during the construction of the development shall be connected to said storm sewer as to promote an adequate drainage system.

Please feel free to contact me if you have any questions a (614) 385-1092.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager

VIRGINIA MILITARY SURVEY (VMS) 5261
JEROME TOWNSHIP, UNION COUNTY, OHIO

SOURCE
FRANKLIN COUNTY ENGINEERING DEPARTMENT MONUMENT 04-0087. ELEV.=998.117 (NAVD 88)

1.2 MILES SOUTH ALONG STATE HIGHWAY 38 FROM THE SOUTH CORPORATION LIMIT OF MARYSVILLE, UNION COUNTY AT THE JUNCTION OF A ROAD LEADING WEST, 33.9' WEST OF THE CENTERLINE OF STATE HIGHWAY 38, 23.8' SOUTH OF THE CENTERLINE OF THE ROAD, 3.0' SOUTH OF A FENCE CORNER POST AND ABOUT 4' LOWER THAN THE HIGHWAY. A UNITED STATES GEOLOGICAL SURVEY STANDARD DISK, STAMPED 1022 AND SET IN THE TOP OF A CONCRETE POST. ELEV.=1019.61 (NAVD 88)

PK NAIL SET IN SIDE OF UTILITY POLE, SOUTH SIDE OF WELLS ROAD, 150'± WEST OF GPS CONTROL POINT
#50226
ELEV.=971.61 (NAVD 88)

RAILROAD SPIKE SET IN THE NORTH SIDE OF POWER POLE, 25'± SOUTH OF THE CENTERLINE OF BROCK
ROAD OPPOSITE RESIDENCE #8140.
ELEV.=994.43 (NAVD 88)

RAILROAD SPIKE SET IN THE NORTH SIDE OF POWER POLE, 25'± SOUTH OF THE CENTERLINE OF BROCK
ROAD IN FRONT OF RESIDENCE #7989.
ELEV.=989.62 (NAVD 88)

RAILROAD SPIKE SET IN NORTH SIDE OF POWER POLE ON THE SOUTHEAST CORNER OF HYLAND-CROY ROAD
AND BROCK ROAD.
ELEV.=996.56 (NAVD 88)

PK NAIL SET IN NORTH SIDE OF POWER POLE ON THE SOUTH SIDE OF WELLS ROAD, 100'± EAST OF GPS
CONTROL POINT #50227.
ELEV.=970.58 (NAVD 88)

THE STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE CRITICAL STORM CALCULATION. DEVELOPED AREAS SHALL BE REQUIRED TO RELEASE THE CRITICAL STORM AND ALL LESSER STORMS AT A RATE NO GREATER THAN THE PREDEVELOPED ONE YEAR STORM EVENT. ALL STORMS OF GREATER INTENSITY THAN THAT OF THE CRITICAL STORM SHALL RELEASE AT THEIR RESPECTIVE PREDEVELOPED RATES PER UNION COUNTY REGULATIONS.

PROPOSED POND
PROPOSED RETENTION POND P-118 & EXISTING P-117 WILL BE USED FOR STORMWATER MANAGEMENT
PURPOSES. POND WILL BE WITHIN AN EASEMENT.

THE DEVELOPMENT SITE IS LOCATED IN ZONE X, OUTSIDE OF 500-YEAR FLOODPLAIN ON FLOOD INSURANCE RATE MAP, UNION COUNTY, OHIO, #39159C0390D, EFFECTIVE DATE DECEMBER 16 2008.

ZONED PUD AS PART OF THE JEROME VILLAGE DEVELOPMENT APPROVED BY JEROME TOWNSHIP, APRIL 23, 2007. MODIFIED NOVEMBER 11, 2013 TO ADD GPN-8 & RYAN PARKWAY PHASE 2, MODIFIED JULY 2, 2018 TO ADD RYAN PARKWAY PHASE 3 & GPN-11.

1. VARIANCE FROM THE UNION COUNTY ENGINEER'S TECHNICAL DESIGN STANDARDS, SECTION 103 DESIGN STANDARDS FOR CUL-DE-SAC STREETS, MAXIMUM LENGTH OF 10 TIMES AVERAGE LOT FRONTAGE.

THE FOLLOWING STANDARD DRAWINGS SHALL BE CONSIDERED A PART OF THIS PLAN:



OHIO
Utilities Protection
SERVICE

811 or
1-800-362-2764

Call Before You Dig

1	COVER SHEET
2	TYPICAL SECTION & DETAILS
3-5	PRELIMINARY PLAT
6	COMPOSITE UTILITY PLAN
7-11	PRELIMINARY STREET PLAN & PROFILE
12	EXISTING CONDITIONS PLAN
13	COMPOSITE PRELIMINARY GRADING PLAN
14-16	PRELIMINARY GRADING & EROSION & SEDIMENT CONTROL PLAN
17	STORMWATER MANAGEMENT PLAN

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE


GRAPHIC SCALE

(IN FEET)
1 inch = 250 ft.

[illegible]

JEROME VILLAGE
JEROME VILLAGE COMPANY, LLC
ATTN: GARY NUSS
375 N. FRONT STREET
COLUMBUS, OH 43215
P: 614-857-2334
F: 614-857-2346

AMERICAN LAND SURVEYORS, LLC.
ATTN: JON (BRETT) ADCOCK
1346 HEMLOCK COURT
LANCASTER, OHIO 43130
P: 614-837-0800
F: 740-415-6599

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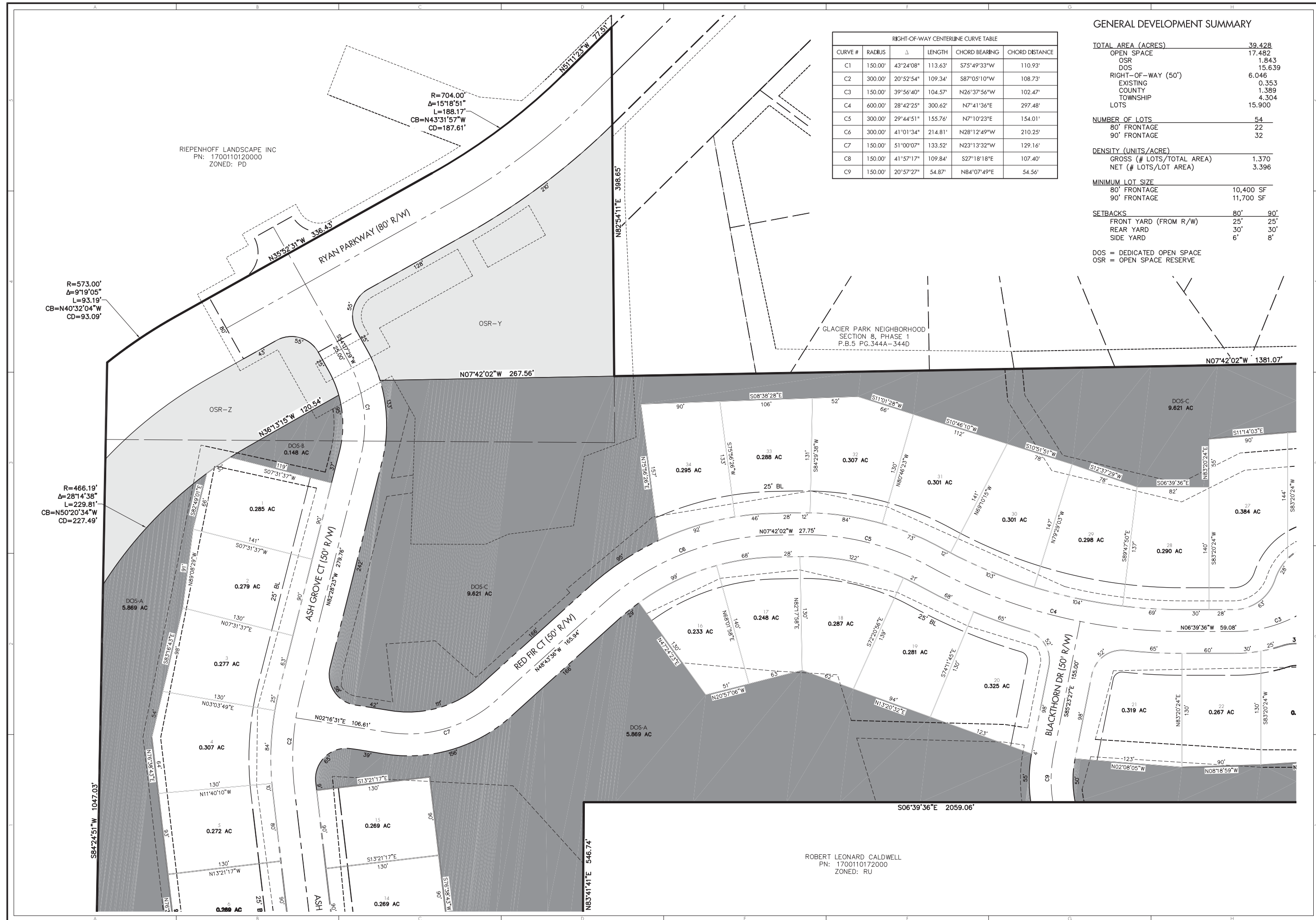
720 East Broad Street | Suite 203 | Columbus, OH 43215
P: 614.385.1090 | F: 614.385.1085 | E: info@terrainevolution.com

SECTION 11
COVER SHEET
JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD
TOWNSHIP, UNION COUNTY, OHIO

DRAWING SET STATUS:

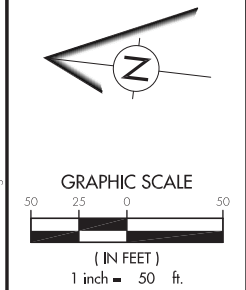
<input checked="" type="checkbox"/>	PRELIMINARY ENGINEERING SET
<input type="checkbox"/>	AGENCY REVIEW SET
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET
<input type="checkbox"/>	AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.: 18-015		
DATE: NOVEMBER, 2018		
SCALE:		
HORIZONTAL:		1" = 250'
VERTICAL:		N/A
SHEET NO.:		1/17



RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	43°24'08"	113.63'	S75°49'33"W	110.93'
C2	300.00'	20°52'54"	109.34'	S87°05'10"W	108.73'
C3	150.00'	39°56'40"	104.57'	N26°37'56"W	102.47'
C4	600.00'	28°42'25"	300.62'	N7°41'36"E	297.48'
C5	300.00'	29°44'51"	155.76'	N7°10'23"E	154.01'
C6	300.00'	41°01'34"	214.81'	N28°12'49"W	210.25'
C7	150.00'	51°00'07"	133.52'	N23°13'32"W	129.16'
C8	150.00'	41°57'17"	109.84'	S27°18'18"E	107.40'
C9	150.00'	20°57'27"	54.87'	N84°07'49"E	54.56'

TOTAL AREA (ACRES)	39.428
OPEN SPACE	17.482
OSR	1.84
DOS	15.6
RIGHT-OF-WAY (50')	6.046
EXISTING	0.35
COUNTY	1.38
TOWNSHIP	4.30
LOTS	15.900
NUMBER OF LOTS	54
80' FRONTAGE	22
90' FRONTAGE	32
DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	1.370
NET (# LOTS/LOT AREA)	3.396
MINIMUM LOT SIZE	
80' FRONTAGE	10,400 SF
90' FRONTAGE	11,700 SF
SETBACKS	80'
FRONT YARD (FROM R/W)	25'
REAR YARD	30'
SIDE YARD	6'
DOS = DEDICATED OPEN SPACE	
OSR = OPEN SPACE RESERVE	

[illegible]

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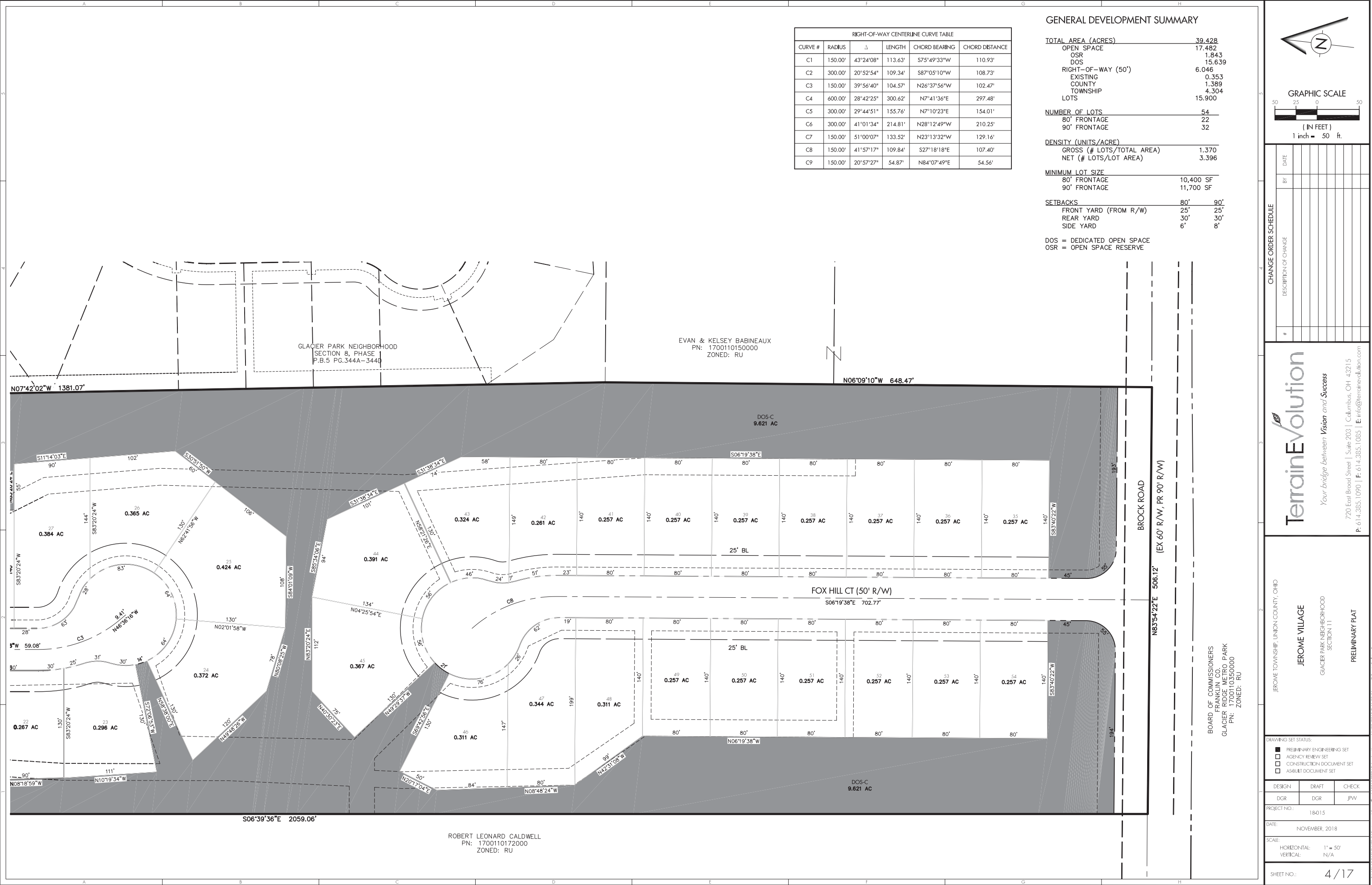
JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 111

PRELIMINARY PLAT

DRAWING SET STATUS:		
<input type="checkbox"/> PRELIMINARY ENGINEERING SET <input type="checkbox"/> AGENCY REVIEW SET <input type="checkbox"/> CONSTRUCTION DOCUMENT SET <input type="checkbox"/> AS-BUILT DOCUMENT SET		
DESIGN	DRAFT	CHECK
DGR	DGR	JFW
PROJECT NO.: 18-015		
DATE: NOVEMBER, 2018		
SCALE:		
HORIZONTAL: 1" = 50' VERTICAL: N/A		
SHEET NO.: 3/17		



RIGHT-OF-WAY CENTERLINE CURVE TABLE					
CURVE #	RADIUS	Δ	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	150.00'	43°24'08"	113.63'	S75°49'33"W	110.93'
C2	300.00'	20°52'54"	109.34'	S87°05'10"W	108.73'
C3	150.00'	39°56'40"	104.57'	N26°37'56"W	102.47'
C4	600.00'	28°42'25"	300.62'	N7°41'36"E	297.48'
C5	300.00'	29°44'51"	155.76'	N7°10'23"E	154.01'
C6	300.00'	41°01'34"	214.81'	N28°12'49"W	210.25'
C7	150.00'	51°00'07"	133.52'	N23°13'32"W	129.16'
C8	150.00'	41°57'17"	109.84'	S27°18'18"E	107.40'
C9	150.00'	20°57'27"	54.87'	N84°07'49"E	54.56'

GENERAL DEVELOPMENT SUMMARY

TOTAL AREA (ACRES)	39.428
OPEN SPACE	17.482
OSR	1.843
DOS	15.639
RIGHT-OF-WAY (50')	6.046
EXISTING	0.353
COUNTY	1.389
TOWNSHIP	4.304
LOTS	15.900

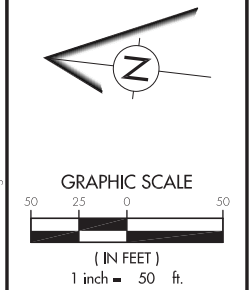
NUMBER OF LOTS	54
80' FRONTAGE	22
90' FRONTAGE	32

DENSITY (UNITS/ACRE)	
GROSS (# LOTS/TOTAL AREA)	1.370
NET (# LOTS/LOT AREA)	3.396

MINIMUM LOT SIZE	
80' FRONTAGE	10,400 SF
90' FRONTAGE	11,700 SF

SETBACKS	80'	90'
FRONT YARD (FROM R/W)	25'	25'
REAR YARD	30'	30'
SIDE YARD	6'	8'

DOS = DEDICATED OPEN SPACE
OSR = OPEN SPACE RESERVE



CHANGE ORDER SCHEDULE											
		DATE									
		BY									
		DESCRIPTION OF CHANGE									
		#									

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JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 11

PRELIMINARY PLAT

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18015

DATE: NOVEMBER, 2018

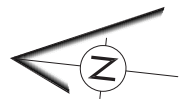
SCALE:
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VERTICAL: N/A

SHEET NO.: 4/17

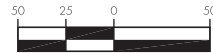
ROBERT LEONARD CALDWELL
PN: 1700110172000
ZONED: RU

BOARD OF COMMISSIONERS
FRANKLIN CO.
GLACIER RIDGE METRO PARK
PN: 1700110350000
ZONED: RU

1/18/2019 10:00 AM (C:\Users\jcaldwel\OneDrive\Documents\18015\18015.dwg) Plot by dlf@terra.com on 11/20/2018 11:08:31 am - 60 Terrain Evolution, Inc.



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

[illegible]

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 11

COMPOSITE UTILITY PLAN

\\8\18015\DWG\04\Engineering\Steel Plans\18015\UTILITY.dwg by dhrine on 11/20/2018 @ 11:09:10 am © Terjan Evolution, Inc.

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

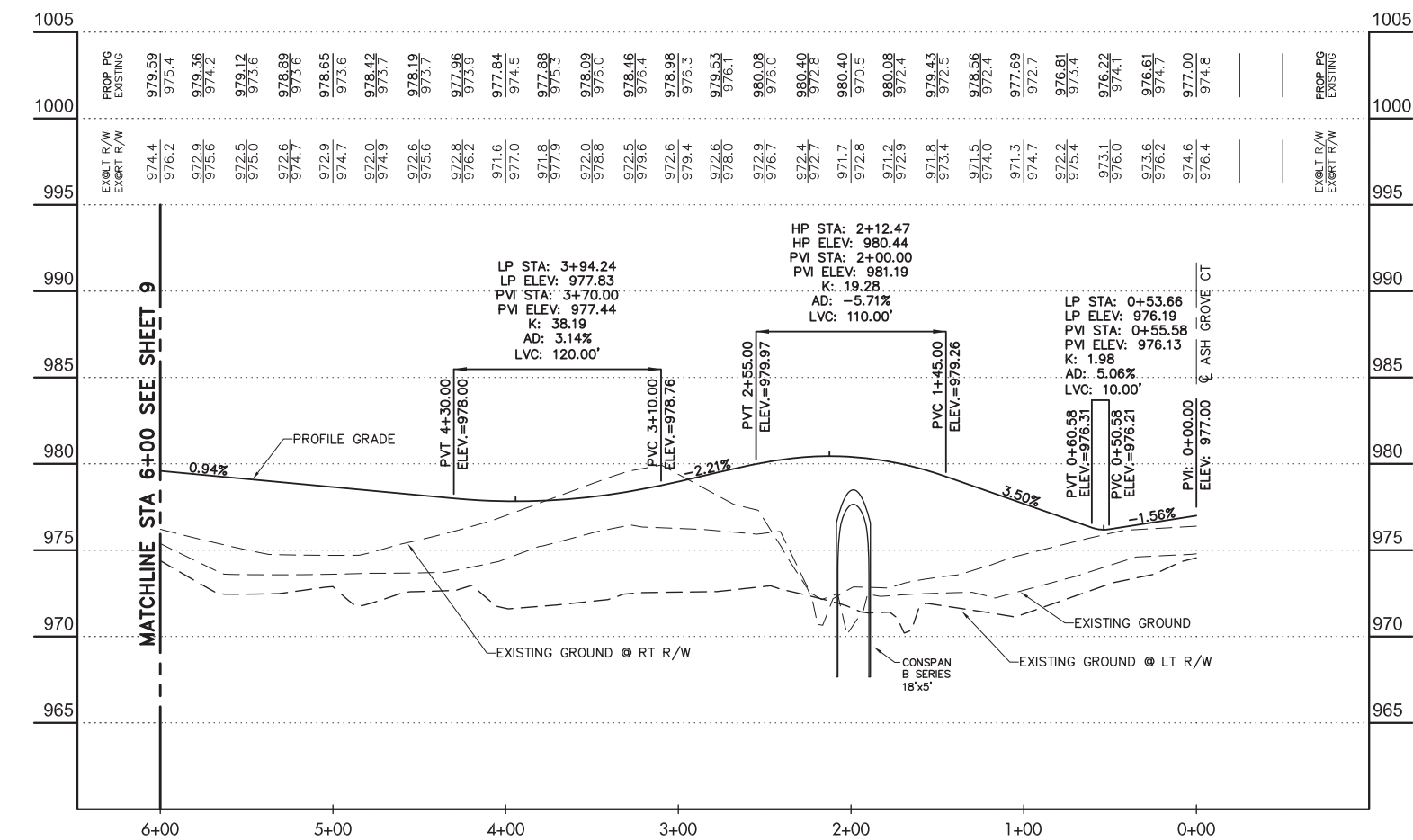
DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.:	18-015
--------------	--------

DATE: NOVEMBER, 2018

SCALE:
HORIZONTAL: 1" = 50'
VERTICAL: N/A

SHEET NO.: 6 / 17



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE

STORM SEWER

SANITARY SEWER

TELEPHONE

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE

WATER VALVE

REDUCER

FIRE HYDRANT

WATER SERVICE

STORM SEWER

STORM SEWER MANHOLE

STORM SEWER CATCH BASIN

STORM SEWER CURB INLET

SANITARY SEWER

SANITARY MANHOLE

SANITARY SERVICE

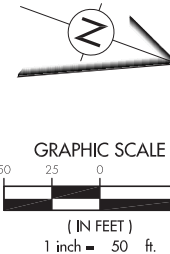
ODOT 203 FILL

** COMPACTED GRANULAR BACKFILL


DEDICATED OPEN SPACE

OPEN SPACE RESERVE

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

[illegible]

3

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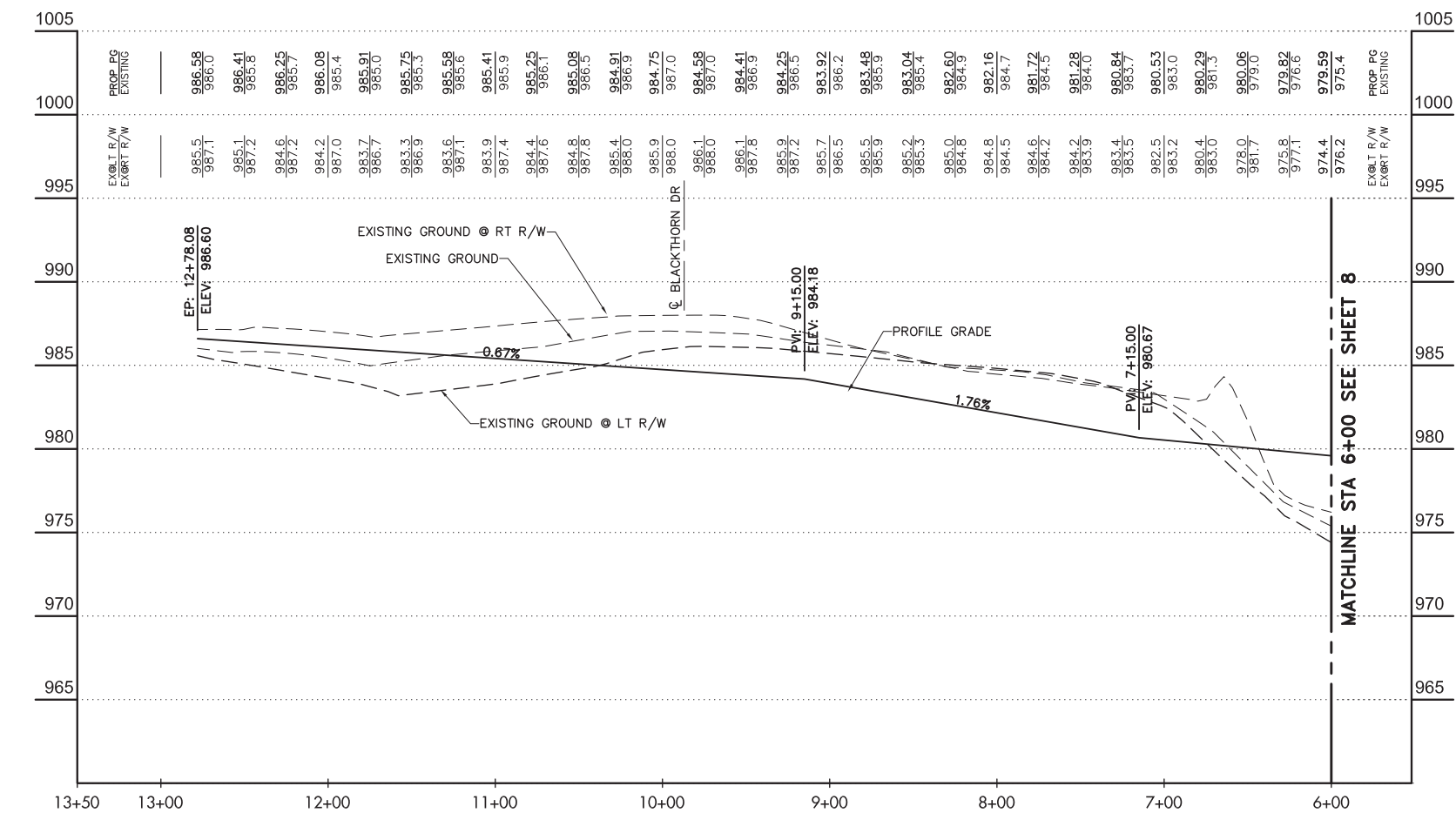
2


JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 11

PRELIMINARY STREET PLAN & PROFILE
RED FIR COURT

DRAWING SET STATUS:		
<input checked="" type="checkbox"/>	PRELIMINARY ENGINEERING SET	
<input type="checkbox"/>	AGENCY REVIEW SET	
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET	
<input type="checkbox"/>	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
DGR	DGR	JFW
PROJECT NO.: 18-015		
DATE: NOVEMBER, 2018		
SCALE:		
HORIZONTAL:		1" = 50'
VERTICAL:		1" = 5'
SHEET NO.:		8/17



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DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ ASBUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

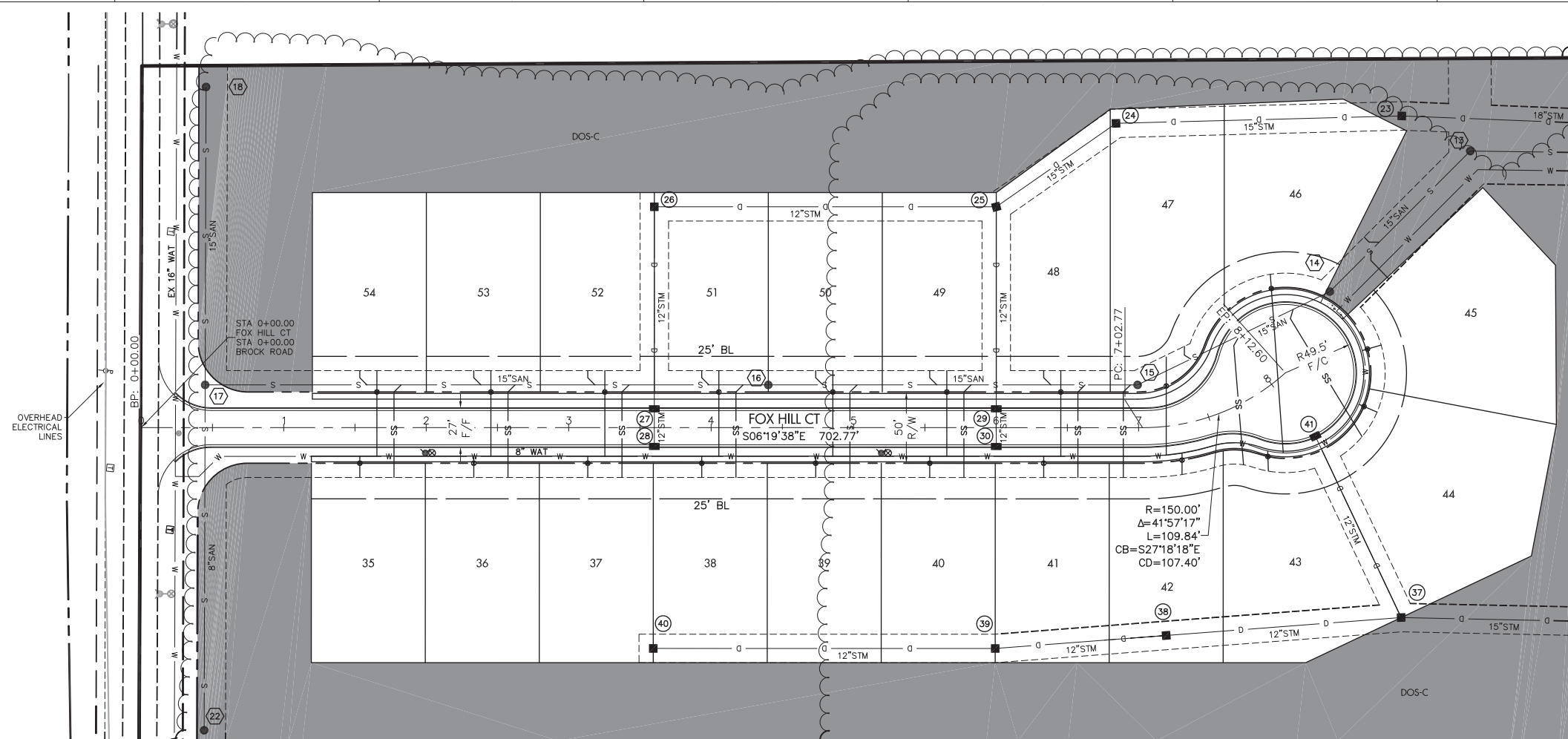
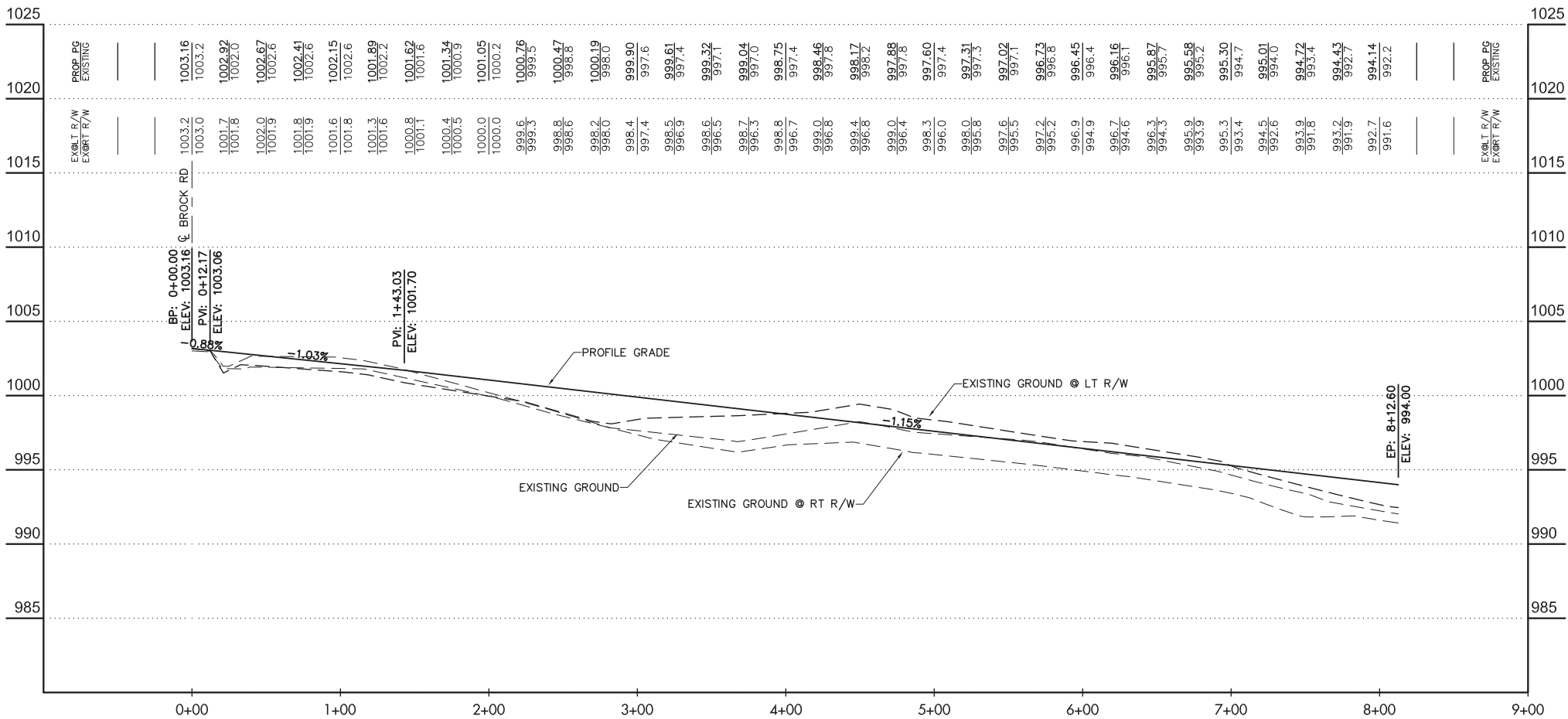
PROJECT NO.: 18-015

DATE: NOVEMBER, 2018

SCALE:

HORIZONTAL:	1" = 50'
VERTICAL:	1" = 5'

SHEET NO.: 9/17



LEGEND

EXISTING:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE
W

D

STORM SEWER
D

S

SANITARY SEWER
S

T

TELEPHONE
T

PROPOSED:

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE
W

W

WATER VALVE
W

W

REDUCER
W

W

FIRE HYDRANT
W

W

WATER SERVICE

D

STORM SEWER
D

D

#

STORM SEWER MANHOLE
D

D

#

STORM SEWER CATCH BASIN
D

D

#

STORM SEWER CURB INLET
D

D

S

SANITARY SEWER
S

S

#

SANITARY SEWER MANHOLE
S

S

SANITARY SERVICE
SS

SS

ODOT 203 FILL

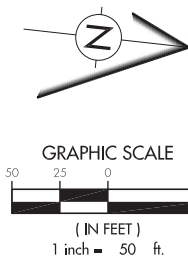
**


COMPACTED GRANULAR BACKFILL

DEDICATED OPEN SPACE

OPEN SPACE RESERVE

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER

[illegible]

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JEROME TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD

SECTION 11

PRELIMINARY STREET PLAN & PROFILE

FOX HILL COURT

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET
☐ AGENCY REVIEW SET
☐ CONSTRUCTION DOCUMENT SET
☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-015

DATE: NOVEMBER, 2018

SCALE:

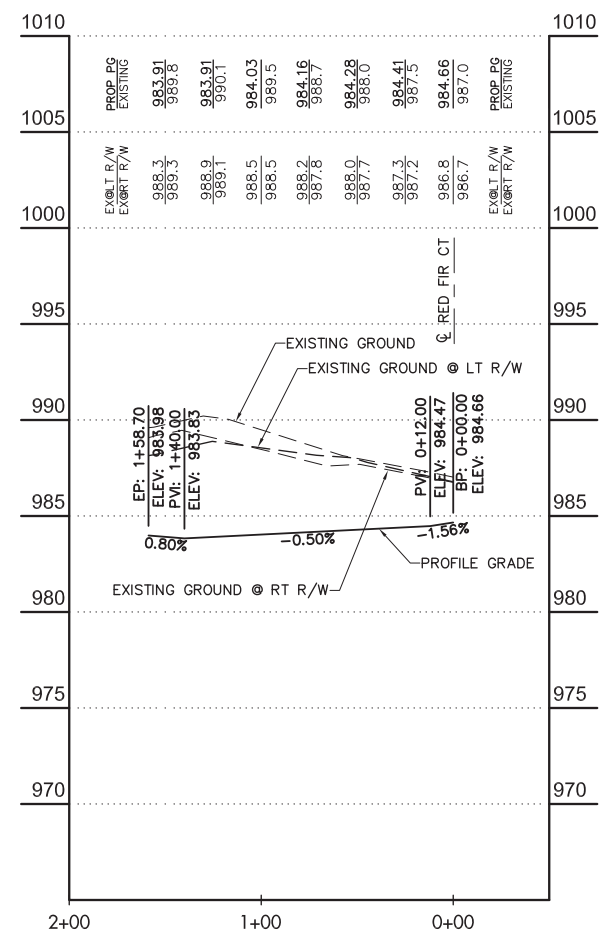
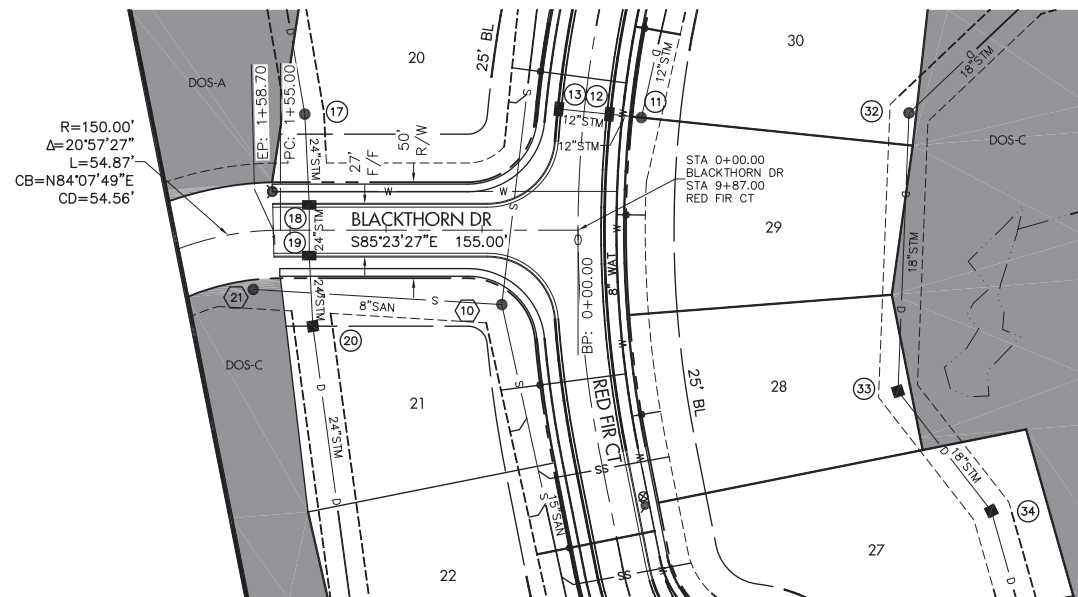
HORIZONTAL:

VERTICAL:

1" = 50'

1" = 5'

SHEET NO.: 10/17



LEGEND

EXISTING:
RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

WATERLINE
W ————— W

STORM SEWER
D ————— D

SANITARY SEWER
S ————— S

TELEPHONE
T ————— T

PROPOSED:
RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

BUILDING SETBACK LINE

WATERLINE
W ————— W

WATER VALVE
W — (⊗) — W

REDUCER
W — (▶) — W

FIRE HYDRANT
W — (⊗) — W

WATER SERVICE
| — (●) —

STORM SEWER
D ————— D

STORM SEWER MANHOLE
D — (⊙) — D

STORM SEWER CATCH BASIN
D — (■) — D

STORM SEWER CURB INLET
D — (■) — D

SANITARY SEWER
S ————— S

SANITARY MANHOLE
S — (⊙) — S

SANITARY SERVICE
| — (●) —

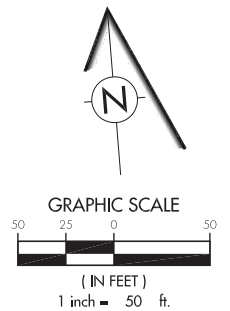
ODOT 203 FILL
[Cross-hatched box]


**** COMPACTED GRANULAR BACKFILL**
[Diagonal lines box]

DEDICATED OPEN SPACE
[Solid gray box]

OPEN SPACE RESERVE
[White box with border]

SIDEWALK TO BE INSTALLED BY DEVELOPER. ALL OTHER AREAS TO BE INSTALLED BY HOME OWNER
[Stippled box]

[illegible]

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GLACIER PARK NEIGHBORHOOD
SECTION 11

PRELIMINARY STREET PLAN & PROFILE
BLACKTHORN DRIVE

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-015

DATE: NOVEMBER, 2018

SCALE:

HORIZONTAL:	1" = 50'
VERTICAL:	1" = 5'

SHEET NO.: 11 / 17

EXISTING;

RIGHT-OF-WAY

ROADWAY CENTERLINE

UTILITY EASEMENT

SOILS BOUNDARY PER-USDA

TREE LINE

The diagram illustrates a cross-section of a road and its surrounding areas. At the top, a horizontal line is labeled 'EXISTING;'. Below this, a dashed line represents the 'RIGHT-OF-WAY'. The center of the road is marked by a solid line labeled 'ROADWAY CENTERLINE'. Below the centerline, a dashed line indicates the 'UTILITY EASEMENT'. Further down, a solid line represents the 'SOILS BOUNDARY PER-USDA'. At the bottom, a series of wavy lines represent the 'TREE LINE'.

A diagram showing a 2x2 grid. The top-left cell is empty. The top-right cell contains a downward-pointing arrow. The bottom-left cell contains a downward-pointing arrow. The bottom-right cell contains a downward-pointing arrow. Ellipses are placed below the bottom-left and bottom-right cells, indicating a continuation of the pattern.

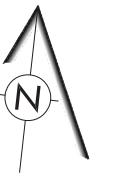
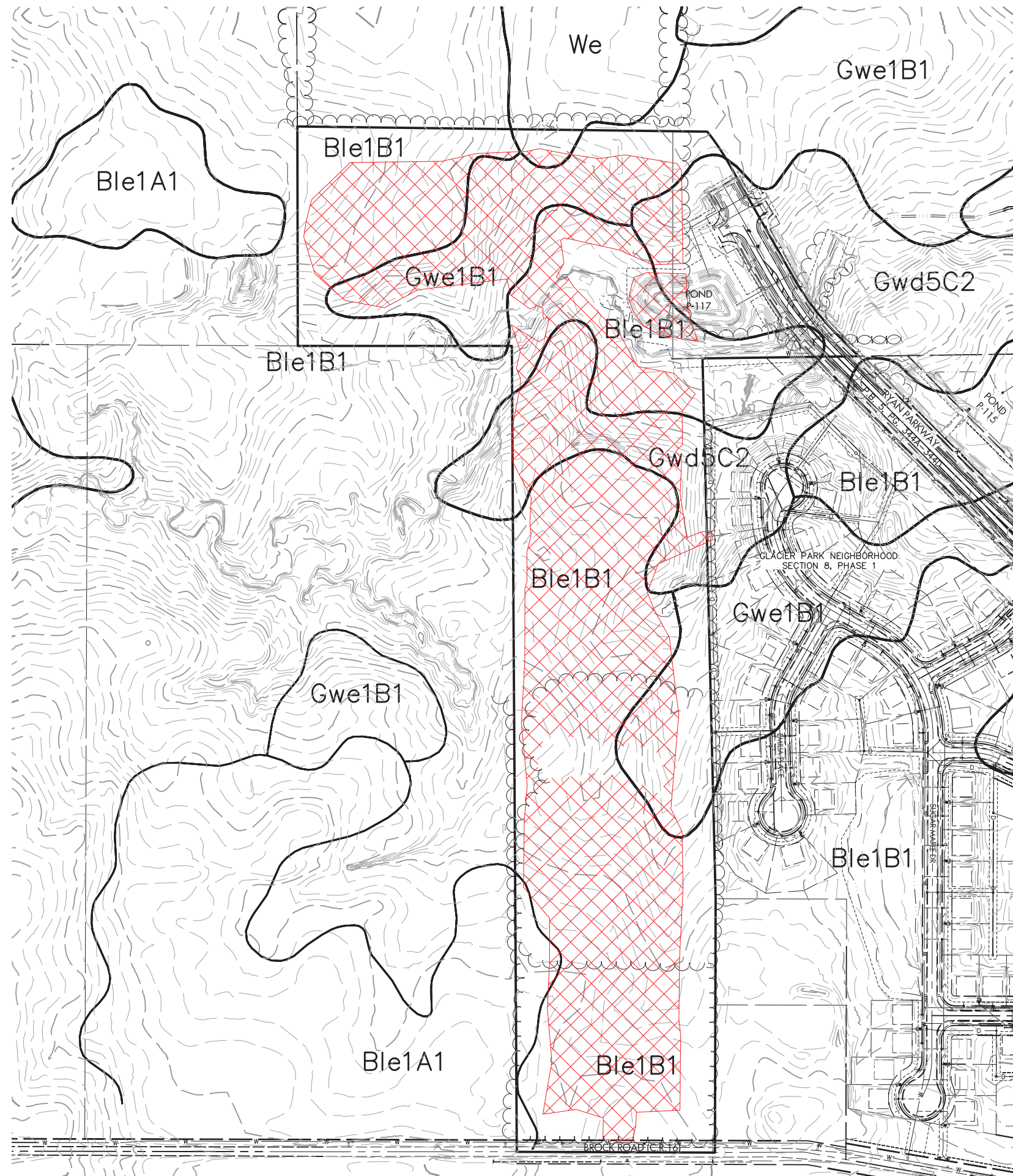
WETLANDS

NOTE:
TOPOGRAPHIC SURVEY PREFORMED BY AMERICAN LAND
SURVEYORS. EXISTING UTILITIES LOCATED OR SHOWN BY
FIELD EVIDENCE, O.U.P.S. FIELD LOCATION/RECORD PLANS.

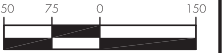
Ble1A1	BLOUNT SILT LOAM, END MORaine 0 TO 2 PERCENT SLOPES
Ble1B1	BLOUNT SILT LOAM, END MORaine 2 TO 4 PERCENT SLOPES
Gwd5C2	GLYNWOOD CLAY LOAM 6 TO 12 PERCENT SLOPES, ERODED
Gwe1B1	GLYNWOOD SILT LOAM, END MORaine 2 TO 6 PERCENT SLOPES
We	WETZEL SILTY CLAY LOAM



TREES/BRUSH TO BE CLEARED



GRAPHIC SCALE



(IN FEET)
inch = 150 ft.

[illegible]

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JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 11

EXISTING CONDITIONS PLAN

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-015

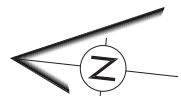
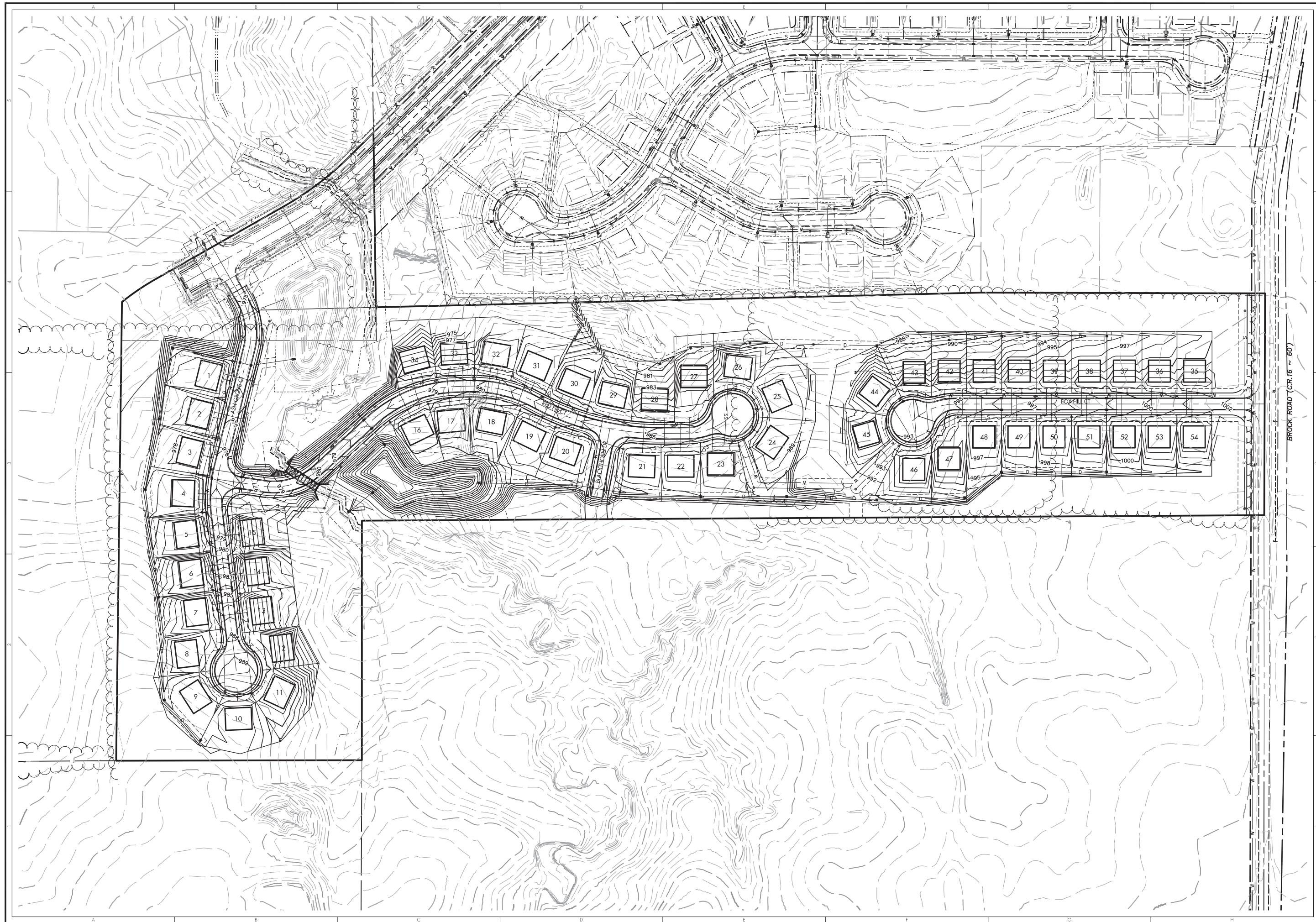
NOVEMBER, 2018

SCALE:

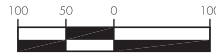
HORIZONTAL:	1" = 150'
VERTICAL:	N/A

SHEET NO.: 12/17

F:\18\18015\DWG\04-Engineering\Street Plans\18015-Edw.dwg by dline on 11/20/2018 @ 11:10:58 am ~ © Terrain Evolution, Inc.



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

[illegible]

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JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 17

COMPOSITE PRELIMINARY GRADING PLAN

DRAWING SET STATUS:

- ☒ PRELIMINARY ENGINEERING SET
- ☐ AGENCY REVIEW SET
- ☐ CONSTRUCTION DOCUMENT SET
- ☐ AS-BUILT DOCUMENT SET

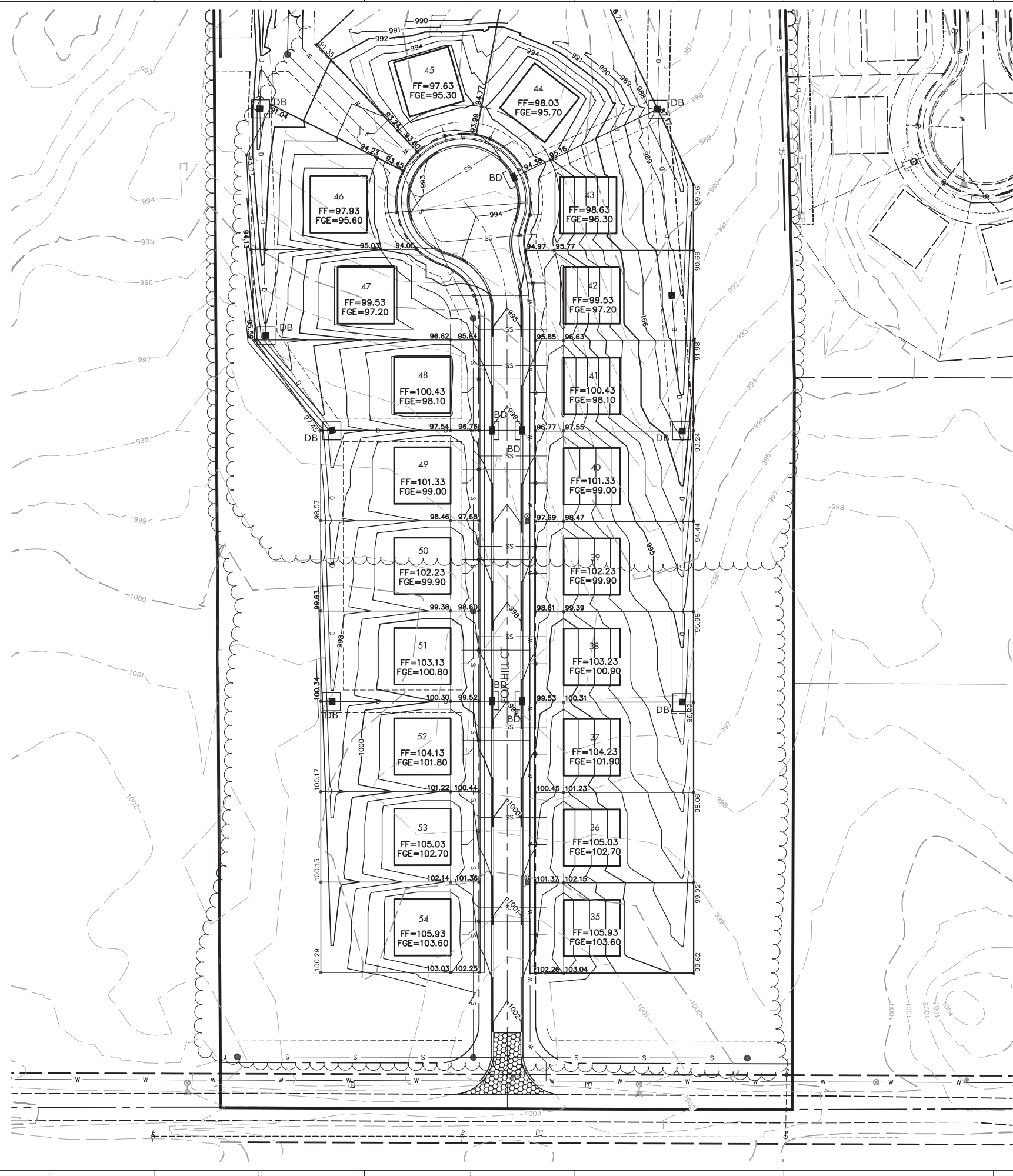
DESIGN	DRAFT	CHECK
DGR	DGR	JPW


PROJECT NO.:	18-015
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DATE: NOVEMBER, 2018

SCALE:
HORIZONTAL: 1" = 10'
VERTICAL: N/A

SHEET NO.: 13/17

[illegible]

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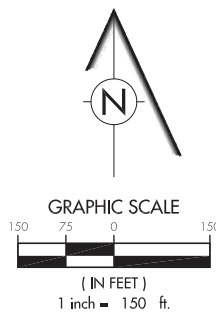
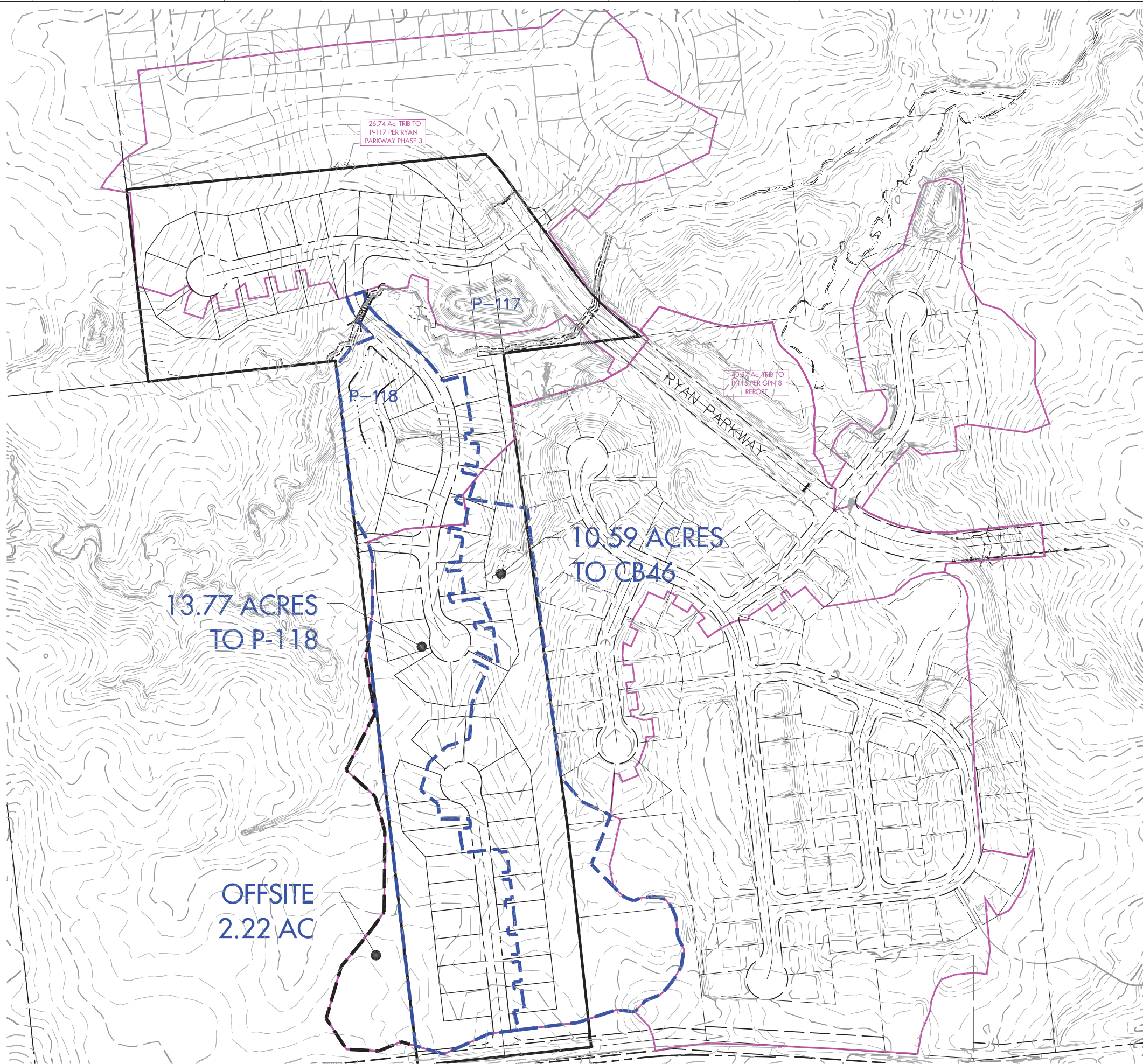
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JEROME VILLAGE
GLACIER PARK NEIGHBORHOOD
SECTION 11
PRELIMINARY GRADING &
EROSION & SEDIMENT CONTROL PLAN

DRAWING SET STATUS:		
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<input type="checkbox"/>	AGENCY REVIEW SET	
<input type="checkbox"/>	CONSTRUCTION DOCUMENT SET	
<input type="checkbox"/>	AS-BUILT DOCUMENT SET	
DESIGN	DRAFT	CHECK
DGR	DGR	JPW
PROJECT NO.:	18-015	
DATE:	NOVEMBER, 2018	
SCALE:		
HORIZONTAL:	1" = 50'	
VERTICAL:	N/A	
SHEET NO.:	16/17	

T:\18\1801\SUWG-Q&E\Engineering\Steel Plans\1801SUWGQ&E\NAL.dwg by:dlfline on 11/20/2018 @ 11:11:51 am - © Tetraon Evolution, Inc.

[illegible]

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TOWNSHIP, UNION COUNTY, OHIO

JEROME VILLAGE

GLACIER PARK NEIGHBORHOOD
SECTION 11

POST DEVELOPMENT

DRAWING SET STATUS:

☒ PRELIMINARY ENGINEERING SET

☐ AGENCY REVIEW SET

☐ CONSTRUCTION DOCUMENT SET

☐ AS-BUILT DOCUMENT SET

DESIGN	DRAFT	CHECK
DGR	DGR	JPW

PROJECT NO.: 18-015

DATE: NOVEMBER, 2018

SCALE:
HORIZONTAL: 1" = 150'
VERTICAL: N/A

SHEET NO.: 17/17

November 20, 2018

Mr. Bill Narducci
Assistant County Engineer
Union County Engineer
233 West Sixth Street
Marysville, Ohio 43040

Re: Glacier Park Neighborhood Section 11- Variance #1

Mr. Narducci,

Terrain Evolution on behalf of Jerome Village Company, LLC. is requesting a variance to Union County Engineer's Technical Design Standards, Section 103 Design Standards for Cul-de-Sac Streets, Maximum Length of 10 times average lot frontage. It appears the intent of this standard is to restrict the number of lots on no outlet streets.

We request that the Cul-de-Sac on the South side of the project (Fox Hill Court) which is accessed off Brock Road be allowed to be 820'+/- which exceeds the standard by 20'+/- with 80' average lot widths. This road will load 20 single family lots at 80' which in our opinion meets the intent of the Standard.

Please feel free to contact me regarding these requests or if you have any other questions a (614) 385-1092 or jwollenberg@terrainevolution.com.

Sincerely,



Justin Wollenberg, PE, CPESC
Project Manager

November 19, 2020

Mr. Brad Bodenmiller
LUC Regional Planning Commission
10820 ST RT 347,
East Liberty, Ohio 43319

Re: Jerome Village GPN-11
Preliminary Plat Extension Request

Dear Mr. Bodenmiller:

Jerome Village – Glacier Park Neighborhood Section 11 (GPN-11) Preliminary Plat was approved by the LUC Executive Committee December 13, 2018. Per current regulations, it is our understanding that approval of the Preliminary Plat is valid for a period of two (2) years, at which time request for extension is required.

Please accept this letter as our formal request for an extension of the Jerome Village GPN-11 Preliminary Plat for the maximum duration available. We are submitting this for the Commission's consideration on December 10th, 2020. Please contact me if we are required to provide additional submittals, i.e. plans, electronic files, etc. to complete the extension approval process.

Should you have any questions, please contact me to discuss.

Respectfully Submitted,
Terrain Evolution, Inc.



Justin Wollenberg, PE, CPESC
Project Manager

CC: File
Nationwide Realty Investors



Staff Report – Millcreek Township Zoning Amendment

Township:	Millcreek Township Zoning Commission c/o Ron Todd, Township Zoning Inspector (937) 644-3449
Applicant:	Shelly Materials, Inc. c/o Kevin Cooperrider 1771 Harmon Avenue Columbus, OH 43223 (614) 437-2343 kcooperrider@shellyco.com
Request:	<p>The Zoning Commission received an application to rezone a total of 35 acres from multiple parcels from U-1 Farm Residential District to EQ Excavation and Quarry District. The parcels are listed below:</p> <ul style="list-style-type: none">• 2500130270000• 2500130280000 <p>Total acres:</p> <ul style="list-style-type: none">• 35 acres <p>Existing Use:</p> <ul style="list-style-type: none">• Agriculture <p>Proposed Use:</p> <ul style="list-style-type: none">• Limestone extraction
Location:	Millcreek Township is in Union County. The parcels involved are between US Highway 42 and Watkins Road and sit on the east side of Jerome Road.

Staff Analysis:	<p>This proposed rezoning would permit the expansion of an existing quarry operation owned by Shelly Materials. The expansion would be a size of 35 acres. Note: Similar proposals have come before LUC in 2016 and 2017.</p> <p>Land Use: Comprehensive Plan Millcreek has a comprehensive plan, dated 2017. The existing condition analysis acknowledges the quarry operation (2017 Comp Plan, pp. 16) and the importance of providing “an innovative and productive retirement use for the Shelly Quarry” (pp. 73). In the Plan’s recommendations,</p>
------------------------	--



Staff Report – Millcreek Township Zoning Amendment

it also acknowledges the significant amount of acreage owned by Shelly Materials for eventual expansion of quarry operations and recommends discouragement of further residential development within a mile of the site (pp. 71). (Note: A northern portion of Jerome Village would potentially be within this distance. However, the majority of that is planned as commercial.) Some recommendations of the plan were to:

- “Retain a long term perspective for residential or recreational re-use of the quarry site.” (pp. 76).
- According to the plan submitted ODNR, the proposed long term plan is for the pits to be filled with water and place a berm around them, and the surrounding land to become mixed agriculture/residential use.
- “The community understands the quarry remains productive and will continue to operate for decades to come. Productive temporary uses like Shelly Park and the Nature and Wildlife preserve south of Watkins Road should continue to be sought while the quarry is still in full operation.” (pp. 76).

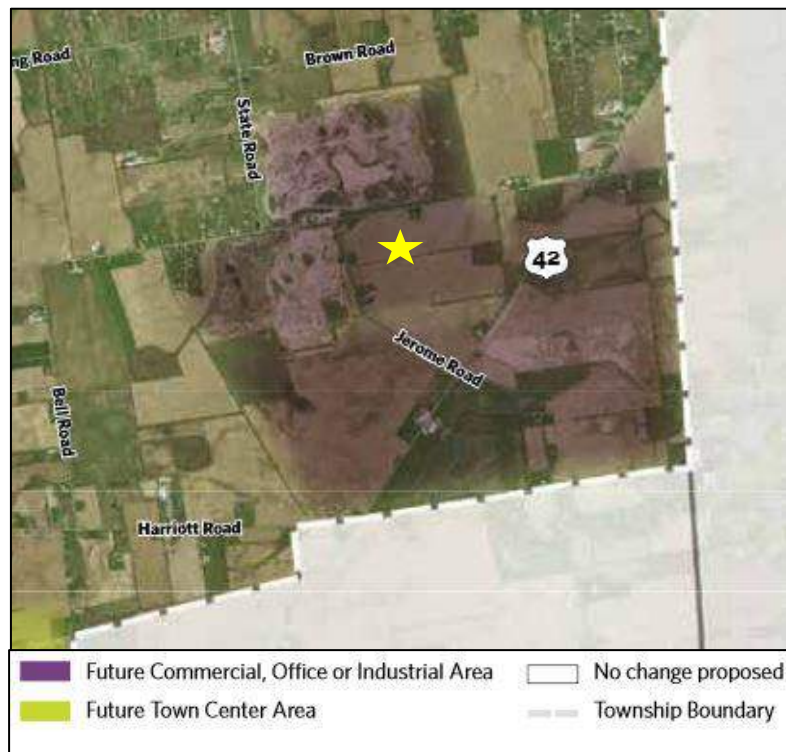


Figure 1 Future Land Use Map, 2017 Comp Plan, pp. 30



Staff Report – Millcreek Township Zoning Amendment

Union County has a comprehensive plan, which also recommends discouragement of residential land uses near existing quarries and quarry expansion areas (Union Co Comp Plan, pp. 86).

None of these plans recommend limiting the expansion of the existing quarry; the plans recommend that residential development be discouraged near existing quarries. This concept is key to this recommendation.

Zoning Resolution

The EQ District is a zoning district specifically for extraction and quarrying. The general purpose of the district is to rezone piecemeal in 50 acre (or less) sections, protect water resources, control nuisances, provide for damage protection from blasting, and provide for site reclamation. After reviewing the EQ District, LUC staff had the following comments:

- A site reclamation plan and limited topographic plan were provided. Because this is an active site, the topographic information is very limited, but there is additional topographic detail found within the reclamation plan itself. The Zoning Commission and Township Trustees should review the performance bond and make sure those plans and the bond are still “adequate and in the best interest of the township” (Zoning Resolution, Section 6870).

Vicinity Zoning & Uses

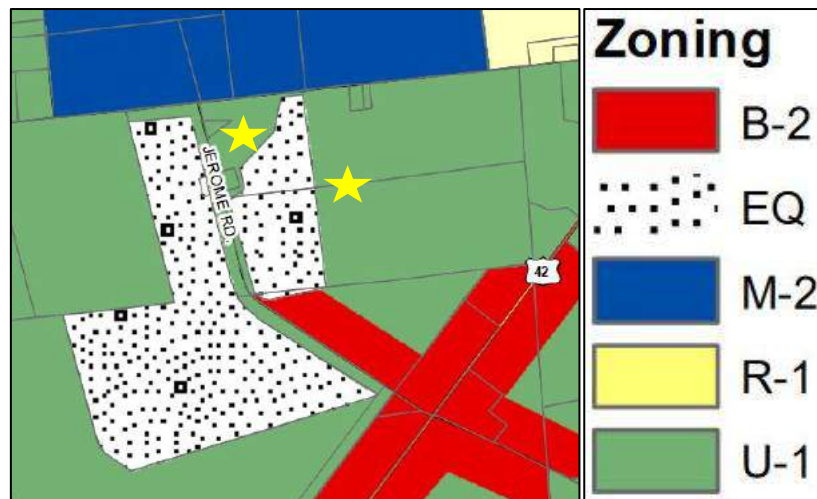


Figure 2 Millcreek Twp Zoning Map: Updated 2017



Logan-Union-Champaign regional planning commission

Staff Report – Millcreek Township Zoning Amendment

	Nearby uses are generally very low density and agriculture. Vicinity and adjacent zoning includes U-1 District, B-2 District, M-2 District, and EQ District.
Staff Recommendations	Staff recommends <i>APPROVAL</i> of the proposed zoning amendment based on the 2017 Millcreek Township Comprehensive Plan, Union County Comprehensive Plan, and the EQ District Purpose & Intent.
Z&S Committee Recommendations	



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Zoning Parcel Amendment Checklist

Date: November 30, 2020 Township: Millcreek

Amendment Title: Z-20-019

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Parcel Amendment change must be received in our office along with a cover letter, explaining the proposed zone change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (which is the second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Description of Zoning Parcel Amendment Change(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Township point of contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parcel Number(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Completed Zoning Amendment Application	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Applicant's Name and contact information	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Zoning	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Proposed Land Use	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Acreage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copy of Zoning Text associated with proposed district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Contiguous and adjoining Parcel Information, including Zoning District(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Any other supporting documentation submitted by applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-LUC Member Fee, If applicable <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning parcel amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted parcel change (s).

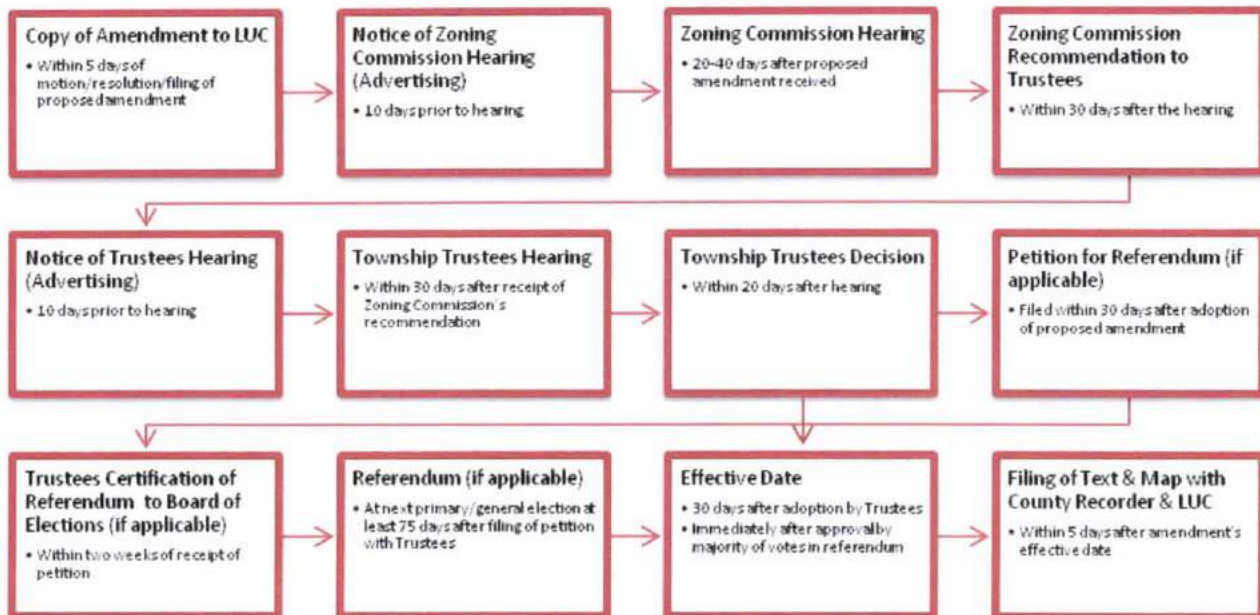
Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Township Zoning Amendment Process (ORC 519.12)





November 30, 2020

Aaron Smith
Cc: Brad Bodenmiller
LUC Regional Planning Commission
P.O. Box 219
10820 State Route 347
East Liberty, Ohio 43319

Sent via e-mail. Hard copy will be dropped off at an agreed upon location
Dear Aaron:

Attached is your checklist for Millcreek Township Zoning Map Amendment Z-20-019 (Shelly Materials, Inc.), which application was accepted by the Township on October 22, 2020 (deemed incomplete) and accepted November 30, 2020 (as completed).

Regarding your checklist:

- See the Township Rezoning request application form and multiple exhibits and technical reports, submitted by Shelly Materials to the Township, officially accepted by the Township on 11/30/2020, and e-mailed to you on November 30, 2020, which should contain all of the information you have requested on the checklist.
- Millcreek Township Zoning Commission Public Hearing will be on December 15, 2020, at 7:00 p.m.
- I will serve as the contact between the LUC RPC and the Township.
 - Ron Todd
 - zoning@millcreektwpohio.us
 - (937) 644-3449.
- Kevin Cooperrider (see Township application form) is the contact for the applicant
 - 1771 Harmon Ave. Columbus, Ohio 43223
 - 614-437-2343.
- In a separate email, we will send a complete copy of the Millcreek Township Zoning Resolution. It will follow immediately after this email is sent.
- Parcel numbers: #2500130270000 and #2500130280000
- The acreage under consideration (35 acres) for the rezoning (zoning map amendment) is located completely interior to Shelly Materials, Inc. land holdings. The current land use is U-1 Farm/Residential District and the proposed use is for it to be moved to Excavation and Quarry District EQ.

- The application made by Shelly Materials to the Township includes a list of the names and addresses of property owners near the Shelly property, as provided by the applicant. Notices for the December 15, 2020, Millcreek Township Zoning Commission will be mailed December 1, 2020 to all adjoining property owners surrounding the Shelly land holdings. A legal ad will be sent to the Marysville JT, requesting publication at least 10 days prior to the December 15, 2020 meeting and postings will be made at the Millcreek Township website www.millcreektwpohio.us.
- All the surrounding neighboring property not owned by Shelly Materials is zoned as follows:
 - North is U-1
 - Northeast is R1 and B-2
 - East is U-1
 - Southeast is U-1 and B-2
 - South is U-1
 - West is U-1
- Updated Township Zoning Map is attached to email with this cover letter
- The application addresses compliance with State requirements.
- Union County Engineer Jeff Stauch has been notified and will send comments prior to the December 15, 2020 Township meeting.

We look forward to your professional planning recommendations from the regional perspective. Thank you for all your help and input in this process.

Ron Todd
Zoning Administrator
Millcreek Township

cc Kevin Cooperrider, Shelly
Materials Jeff Stauch,
Union County Engineer

ZONING MAP AMENDMENT APPLICATION

ZC CASE NO.: 2-20-019

MILLCREEK TOWNSHIP ZONING (937) 644-3449
P.O. BOX 157, OSTRANDER, OH 43061
ZONING@WWW.MILLCREEKTWP.OHIO

EFFECTIVE:

Property Owner(s): Shelly Materials, Inc. Mailing Address: 1771 Harmon Ave. Columbus, Ohio 43223

DEVELOPER/CONTRACTOR: SHELLY MATERIALS, INC. PHONE: 614-437-2345

ADDRESS: 1771 HARMON AVE. COLUMBUS, OHIO 43223 EMAIL: KCOOPERRIDER@SHELLYCO.COM

PRIMARY CONTACT: KEVIN COOPERRIDER PHONE: 614-437-2343

ADDRESS: 1771 HARMON AVE. COLUMBUS, OHIO 43223 EMAIL: KCOOPERRIDER@SHELLYCO.COM

PROPERTY ADDRESS: 8328 WATKINS RD. OSTRANDER, OHIO 43061

PARCEL NUMBER(S): 2500130270000 & 2500130280000

ACREAGE: 35 ACRES NUMBER OF PROPOSED LOTS (BUILDABLE LOTS): N/A PROPOSED OPEN SPACE: N/A ACRES

SUBDIVISION NAME (IF APPLICABLE): N/A LOT NUMBER(S): N/A LOT SIZE: N/A

EXISTING ZONING DISTRICT(S): U1

PRESENT USE(S): AGRICULTURE

PROPOSED ZONING DISTRICT(S): EQ

PROPOSED USE(S): LIMESTONE EXTRACTION. TWO (2) 425' +/- TUNNELS WERE CONSTRUCTED UNDERNEATH JEROME RD IN 2017 TO TRANSFER MATERIAL EAST OF JEROME RD. TO THE PROCESSING PLANT. ONCE TUNNELS ARE RETIRED BY SHELLY MATERIALS, INC. TUNNELS WILL BE BACKFILLED AND SEALED OFF. ALL STORM WATER DRAINAGE WILL BE DIRECTED TOWARDS THE OPERATION. ALL MONITORING WELLS WILL CONTINUE TO BE MONITORED MONTHLY WITH RESULTS BEING SUBMITTED TO THE ZONING ADMINISTRATOR MONTHLY. BLASTING SCHEDULES WILL BE SUBMITTED TO THE ZONING ADMINISTRATOR MONTHLY. DUST WILL BE SUPPRESSED BY A WHEEL WASH SYSTEM AND WATERED HAUL ROADS AT A NEED TO BE BASIS. ALL NEW QUARRYING/EXCAVATION AREAS WILL BE GUARDED BY MANICURED SOUND/SITE BARRIERS WITH WARNING SIGNS POSTED. ALL NEW AND OLD QUARRYING/EXCAVATION AREAS WILL BE RECLAIMED TO STATE OF OHIO GUIDELINES.

BY SIGNING THIS APPLICATION ON THE LINE BELOW, I HEREBY CERTIFY THAT ALL INFORMATION CONTAINED HEREIN IS TRUE AND ACCURATE. I ALSO AGREE TO BE BOUND BY PROVISIONS OF THE ZONING RESOLUTION OF MILLCREEK TOWNSHIP, AS WELL AS ACKNOWLEDGE THE FOLLOWING:

X I REQUEST TO INDUCE THE AFOREMENTIONED AMENDMENT TO THE MILLCREEK TOWNSHIP ZONING MAP.

X I HAVE ATTACHED OR ENCLOSED WITH THIS APPLICATION TEN (10) COPIES OF ALL MATERIALS WHICH ARE TO BE CONSIDERED FOR APPROVAL WITH THIS APPLICATION AND ONE DIGITAL COPY (PDF FORMAT), ADDRESSING EXISTING FEATURES, A VICINITY MAP, A DEVELOPMENT PLAN, A LANDSCAPE PLAN, A SIGNAGE PLAN, DRAINAGE, SEWER AND WATER SERVICE FEASIBILITY PLANS, A TRAFFIC STUDY AND OTHER INFORMATION REQUIRED IN ACCORDANCE WITH THE APPLICATION PROCEDURES AND/OR TO PROVE COMPLIANCE WITH OTHER SECTIONS OF THE ZONING RESOLUTION.

X I HAVE ATTACHED OR ENCLOSED A LIST OF NAMES AND ADDRESSES OF ALL PROPERTY OWNERS WITHIN, CONTIGUOUS TO OR ACROSS THE STREET FROM, AND OTHERS THAT MAY HAVE A SUBSTANTIAL INTEREST IN THE CASE, OF THE PROPERTY(S) FOR WHICH THIS APPLICATION IS SUBMITTED. ALSO, PROVIDED IS A SET OF ADDRESSED AND STAMPED PLAIN WHITE BUSINESS SIZE ENVELOPES FOR EACH NAME ON THIS LIST. UPDATED ENVELOPES WILL BE REQUIRED PRIOR TO THE TRUSTEE'S HEARING.

X I HAVE SUBMITTED APPLICABLE FEES, PER THE CURRENT MILLCREEK TOWNSHIP ZONING FEE SCHEDULE AND ACKNOWLEDGE THAT ADDITIONAL FEES WILL BE DUE FOR SUBSEQUENT PUBLIC HEARINGS IF I SO CHOOSE TO TABLE OR WITHDRAW THIS APPLICATION.

SIGNATURE OF OWNER(S)



KEVIN COOPERRIDER PROPERTY MGR
OWNER(S) NAME PRINTED OR TYPED

9/21/2020
DATE OF APPLICATION

INCOMPLETE APPLICATION FORMS WILL NOT BE PROCESSED

DO NOT WRITE BELOW THIS LINE - FOR OFFICE USE ONLY

DATE RECEIVED: See below COMPLETE APPLICATION: ☒ YES ☐ NO RECEIVED BY: Don Todd
#1162407502
TYPE OF PAYMENT: ☐ CASH ☒ CHECK NO. #15241001 AMOUNT: \$4,100.00 STAFF COMPLETING REVIEW: 11/30/20
RPC HEARING DATE: 12/10/20 ACTION: ☐ APPROVED ☐ DENIED / ZC HEARING DATE: 12/15/20 ACTION: ☐ APPROVED ☐ DENIED
NOTES: _____ TRUSTEE HEARING DATE: _____ ACTION: ☐ APPROVED ☐ DENIED

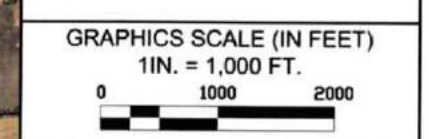
Received application on 10/22/20 (incomplete), Completed on 11/30/20
As of 11/30/20



THE Shelly COMPANY

A CRH COMPANY
 THE SHELLEY COMPANY;
 Mill Creek Twp. Zoning 2020
 DRAWN BY: JDH
 DATE: 08/12/2020
 FILE:
 Ostrander-zoning-080720.dwg

- LEGEND**
- PERMIT BOUNDARY
 - PAST ZONING AREAS
 - 2020 PROPOSED ZONING
 - TAX PARCEL LINES
 - FINAL PERIMETER BERMS
 - ELECTRIC/UTILITIES
 - SURFACE WATER



REVISION	BY	DATE

APPROVED BY APPROVED DATE

NOTES

SITE ADDRESS
 8328 WATKINS RD
 OSTRANDER, OH 43061

2020 Millcreek Zoning 35 Acre Contiguous Property Owner List

JR Touchstone LTD.	13275 US 42 Plain City, OH 43017
Thompson, Dwight & Beulah	13660 Jerome Rd. Ostrander, OH 43061
Ohio Edison Company	1040 S. Prospect St. Marion, OH 43302
Stewart, Melvin & Katzenbach, Nancy	18755 Pine LN. Marysville, OH 43040
Wellman, Dale & Devine, Rita Trustee	2088 Pumpkin Vine Rd. Lancaster, OH 43130
Conklin Dairy Farms, Inc.	12939 US HWY 42 Plain City, OH 43017



OHIO DEPARTMENT OF NATURAL RESOURCES
Division of Mineral Resources Management

☐ NEWAPPLICATION

☒ RENEWAL APPLICATION

**Surface Industrial Mineral Mining Permit Application
Cover Sheet**

To Be Completed and Submitted by the Applicant

I, RAYMOND J. BEACH, GEOLOGIST, on behalf of SHELLY MATERIALS, INC.
do hereby submit a Surface Industrial Mineral Mining Permit Application including all required
attachments as indicated on page 2 of the application cover sheet. All information and data
provided in this application, maps and attachments thereto are true and correct to the best of my
knowledge. Comments made or questions about this application are to be directed to me, at the
address and phone listed below:

Signed: 

Address: 4378 MAHONING AVENUE, P. O. BOX 4620

City, State, Zip: YOUNGSTOWN, OHIO 44515

Phone: 330-792-2271

Fax: 330-792-2271

Email: rjb0601@aol.com

JAN 16 2008

RECEIVED

DEC 19 2007

DIVISION OF MINERAL
RESOURCES MANAGEMENT

OPERATOR

OHIO DEPARTMENT OF NATURAL RESOURCES
Division of Mineral Resources Management

Surface Industrial Mineral Mining Permit Application

FOR DIVISION USE ONLY:

Date Received: JAN. 16, 2008
Application No: IMR-0236-3
Region: WEST
Permit Number: IM-0236

APPLICANT Information

1. Name of Applicant: SHELLY MATERIALS, INC.

Mailing Address: P. O. BOX 266

City: THORNVILLE, State: OHIO Zip Code: 43076

Business Telephone: 740.246.1154 Fax Number: 740.246.3154 E-mail: swilson@shellyco.com

Federal Tax ID#

2. Business Structure:

☐ Sole Proprietorship ☐ Partnership ☒ Corporation ☐ Other:

3. List the names of owners, partners, all corporate officers, directors or other persons who have a right to control or in fact control the management of the applicant or the selection of officers, directors or managers of the applicant (If additional persons are to be shown, please list on a separate sheet)'.
Name: DANIEL J. MONTGOMERY
Title: PRESIDENT
Address: 80 PARK DRIVE, P. O. BOX 266
City: THORNVILLE, State: OHIO Zip: 43076

Name: DOUGLAS RADABAUGH
Title: CFO
Address: 80 PARK DRIVE, P. O. BOX 266
City: THORNVILLE, State: OHIO Zip: 43076

Name: JOHN J. POWERS
Title: VICE PRESIDENT
Address: 80 PARK DRIVE, P. O. BOX 266
City: THORNVILLE, State: OHIO Zip: 43076

Name: TY NOFZIGER
Title: VICE PRESIDENT
Address: P. O. BOX 3100
City: FINDLAY State: OHIO Zip: 45840

Name: TY NOFZIGER
Title: VICE PRESIDENT
Address: P. O. BOX 3100
City: FINDLAY State: OHIO Zip: 45840

This application is hereby ☒ approved, ☐ disapproved by the Chief, Division of Mineral Resources Management.

Date: JANUARY 17, 2008

Signed: [Signature]

Chief, Division of Mineral Resources Management

D. Seal intercepted underground mines.

NA

GROUNDWATER MODELING Information

☒ If Renewal, mark "X" and skip to question 26.

25. Will you be pumping and discharging water to facilitate mining?

☐ Yes, ☐ No If "yes," submit groundwater modeling attachment(s) as outlined in the Operator's Guidelines. Section 1514.02(A)(16) of the Revised Code requires that an applicant submit a compilation of data in a form that is suitable to conduct ground water modeling to establish a projected cone of depression.

RECLAMATION PLAN & SCHEDULE

26. For each mining area, specifically identify the future intended land use and fully describe the sequence of steps that will be used to prepare the land for its future intended use. Also describe steps that will be taken to achieve soil stability, prevent landslides, erosion and sedimentation. Be specific in addressing the use of overburden, backfilling, grading, terracing, contouring, degree of final slopes and any other related activity.

The future intended land use for both previously indicated mining areas will be the same and consist of leaving the final highwalls for containment of the water in the proposed two (2) impoundments (possibly backfilling some highwalls), constructing berms above the final highwalls for safety purposes with slopes of 3:1 or less, grading all other areas above the final highwalls that were disturbed by mining to 3:1 slopes also, resoiling and seeding these same areas with grasses and legumes for pasture purposes. Mulching and diversion ditches will be applied/installed if necessary in order to prevent landslides, erosion and sedimentation.....and achieve soil stability.

27. Identify and describe the anticipated timeframe between the completion of mining in an area and the completion of all grading and planting.

A. Will grading, resoiling and planting be completed within one year following the completion of mining in an area? ☐ Yes, ☒ No If "no," describe the reason for requesting additional time.

THE DESIGNATED MINING AREAS (#1 & #2) ARE TOO LARGE FOR COMPLETION OF THE BACKFILLING OF SOME OF THE HIGHWALLS, GRADING ALL DISTURBED AREAS & RESOILING & PLANTING THESE AREAS TO COMPLETION WITHIN ONE (1) YEAR AFTER COMPLETION OF MINING. HOWEVER, THE AFOREMENTIONED RECLAMATION SHOULD BE COMPLETED WITHIN TWO (2) YEARS AFTER COMPLETION OF MINING IN THE DESIGNATED AREAS UNLESS WEATHER CONDITIONS DELAY PROCEDURES EVEN FURTHER.

B. Will permanent planting be completed immediately following any required grading and resoiling of an area affected, or during the next growing season following resoiling?

☒ Immediately following grading and resoiling

☐ During next growing season

If "during next growing season," describe the reason for requesting additional time.

C. Will permanent vegetation be established and maintained for two (2) growing seasons following planting? ☒ Yes, ☐ No If "no," describe the reason for requesting additional time. NA

- D. Will ALL reclamation requirements be completed within three years following the completion of mining in an area? ☒ Yes, ☐ No If "no," describe the reason for requesting additional time.

28. Will permanent impoundments be left following mining and reclamation? ☒ Yes, ☐ No If (yes," complete the table below, including information for all proposed permanent impoundments. *Add additional sheets if necessary.*

	Impoundment #1	Impoundment #2	Impoundment #3
Estimated elevation of high water mark in ft/msl	940' msl	950' msl	
Estimated Surface Area	160 ACRES	60 ACRES	
Estimated Average Depth	70'	80'	
Estimated Maximum Depth	100'	95'	
Is the Impoundment Designed to Discharge?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Primary Water Source: Ground or Surface Water	GROUNDWATER	GROUNDWATER	

For EACH impoundment designed to discharge water into a stream or other drainage area, the applicant MUST complete a Pond/Impoundment Design. Also, impoundments designed to discharge may require NPDES permits from the Ohio Environmental Protection Agency. The issuance of a surface mining permit does NOT exempt operators from obtaining all other necessary state and federal permits.

29. Describe all measures that you will take to prevent contamination of water in each of the impoundments described above.

SURFACE WATER RESULTING FROM MINING WHICH CONTAINS SUBSTANCES IN AMOUNTS OR CONCENTRATIONS THAT ARE HARMFUL TO PERSONS, AQUATIC LIFE, ETC. WILL BE PREVENTED FROM FLOWING INTO THE IMPOUNDMENTS. FREQUENT INSPECTIONS OF ON-SITE EQUIPMENT & ANY FUEL TANKS WILL BE MADE SO THAT LEAKS OR ACCIDENTAL SPILLS WILL BE PREVENTED FROM ENTERING THE IMPOUNDMENTS.

30. A. What measures will you take upon completion of mining and reclamation to restrict access where access is not required by the intended future use of the impoundment?

"DANGER/NO TRESPASSING" SIGNS WILL BE POSTED AT FREQUENT INTERVALS COMPLETELY AROUND THE IMPOUNDMENTS. WHERE DETERMINED NECESSARY, EARTHEN BERMS & FENCING WILL BE USED TO RESTRICT ACCESS TO THE IMPOUNDMENTS.

- B. What measures will be taken to provide for safe and adequate egress from the impoundment?

SLOPES OF THE BERM OR OVERBURDEN DOWN TO THE TOP OF BEDROCK OR HIGHWALL WILL BE CONSTRUCTED & MAINTAINED AT 3:1 OR LESS TO FACILITATE EGRESS FROM THE IMPOUNDMENTS...OR INGRESS. AN EXISTING RAMP NEAR THE SOUTHWEST CORNER OF MINING AREA #1 WILL BE MAINTAINED AT 3:1 FOR ACCESS IN & OUT OF THE PIT AREA.

31. Will highwalls be included in the final land form? ☒ Yes, ☐ No If "yes," applicants must provide the following information.

- A. Estimated proposed height of final highwall (in feet):

90' TO 105'

- B. If an impoundment is the proposed final land form, what will be the maximum height of exposed highwall above the high water mark of the impoundment?

20'

- C. Describe in detail, the specific practices that will be employed to stabilize all remaining highwalls. Include information about the site-specific geological formation.

Blasting will be reduced when approaching the final highwall(s) so fracturing of same will be kept to a minimum. Any loose/fractured rock occurring on the final highwall(s) face(s) will be removed. Blasting procedures will be adjusted by pre-splitting holes two (2) to three(3) feet apart when approaching the final highwall which should result in a smooth and safe highwall.

- D. What provisions will be made to provide for public safety and to restrict access to highwalls from above and provide egress from the pit area?

BERM(S) WILL CONSTRUCTED ABOVE THE FINAL HIGHWALL(S) & FENCING WILL BE INSTALLED IF NECESSARY TO RESTRICT ACCESS TO THE HIGHWALL(S) AS APPROACHED FROM ABOVE. THE EXISTING RAMP AT THE SOUTHWEST CORNER OF THE MINING AREA #1 WILL BE MAINTAINED AT 3:1 IN ORDER TO PROVIDE EGRESS FROM THE PIT AREA.....OR INGRESS INTO SAME.

RESOILING/REPLANTING PLAN

32. What material(s) will be used for resoiling upon completion of mining?

Check All That Will Be Used	Material	Average Depth on Permit Area	Depth to be Redistributed for Reclamation
<input checked="" type="checkbox"/>	TOPSOIL	TWO (2) FEET	COMBINATION OF SIX (6) INCHES TOP & SUBSOIL
<input checked="" type="checkbox"/>	SUBSOIL	EIGHT (8) FEET	COMBINATION OF SIX (6) INCHES TOP & SUBSOIL
<input type="checkbox"/>	SUBSTITUTE* <i>Specify below</i>	NA	NA

*If sufficient quantities of topsoil and subsoil do not exist for reclamation, specify what substitute resoiling material will be utilized to insure successful reclamation of the site? (Identify stratum or mixture to be utilized and include evidence that the substitute resoiling material will support vegetation capable of self-regeneration and plant succession, including a standard soil test analysis.)

NA; SUFFICIENT QUANTITIES OF TOP & SUBSOIL EXISTS WITHIN THE PERMIT AREA FOR RECLAMATION PURPOSES.

33. Describe the plan for redistribution of topsoil and/or subsoil on all graded areas. Be specific.

THE TOP & SUBSOIL WILL BE REMOVED, STORED & REDISTRIBUTED WITH THE DOZERS & HIGHLIFTS. THE SOILS WILL BE STORED IN THE FORM OF BERMS ALONG THE PERIMETER OF THE PERMIT (& SEEDED WITH FAST GROWING ANNUAL GRAINS/GRASSES) FOR PREVENTION OF EROSION, SEDIMENTATION & CONTAMINATION. AT LEAST 6" OF A COMBINATION OF TOP/SUBSOIL WILL BE REDISTRIBUTED OVER ALL GRADED AREAS & AGAIN SEEDED IMMEDIATELY WITH FAST GROWING ANNUAL GRAINS/GRASSES.

34. Describe how the seedbed will be prepared, planted and protected. (Include- equipment, lime and fertilizer to be used per soil test results, moisture retention and erosion control methods to be employed.)

THE TOPSOIL WILL BE DISCED/HARROWED IF NECESSARY. LIME AND FERTILIZER WILL BE ADDED IN AMOUNTS AS DETERMINED BY SOIL TESTS. MULCHING/DIVERSION DITCHES WILL BE APPLIED/BUILT IF NECESSARY IN ORDER TO CONTROL EROSION AND SEDIMENTATION, AND ENHANCE MOISTURE RETENTION.

35. Identify the species and the amount of grasses, legumes and nurse crops that will be planted to vegetate areas affected by the surface mining operation:

RECLAMATION PLANTING LIST

GRASSES (specify a minimum of 2 species)	Pounds Per Acre to be Planted
KENTUCKY 31 FESCUE	30 #/AC.
PERENNIAL RYE GRASS	25 #/AC.
LEGUMES (specify a minimum of 2 species)	Pounds Per Acre to be Planted
RED CLOVER	6 #/AC.
ALFALFA	8 #/AC.
NURSE CROPS (fast growing species to establish quick cover)	Bushels/Pounds Per Acre to be Planted
OATS	64 #/AC.
TREES (list species)	Seedlings Per Acre to be Planted
NONE.	NA
OTHER (Agricultural crops, Wildlife Species, etc.)	Seeding/Planting Rate
NONE.	NA

Signature Page and Statement of Accuracy

ALL INFORMATION AND DATA PROVIDED IN THIS APPLICATION, ANY APPLICABLE EXHIBITS AND ATTACHMENTS THERETO ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed on this 14th day of December, 2007

Signed: _____

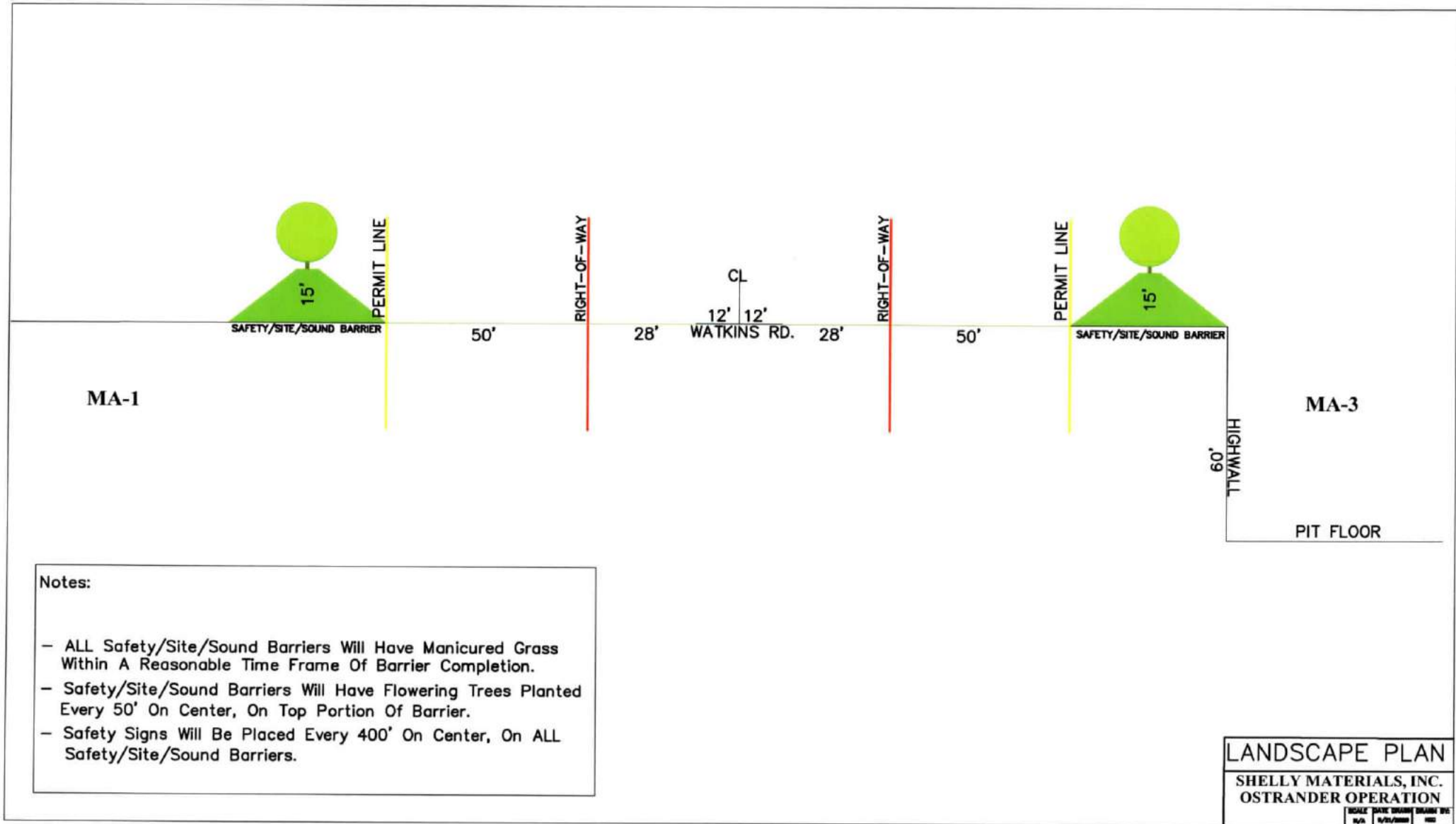
Printed Name and Title: JOHN POWERS, EXECUTIVE VICE PRESIDENT

Submit three (3) copies of any new surface mining permit application with at least one containing all necessary original signatures to:

Ohio Department of Natural Resources
Division of Mineral Resources Management
Permitting Section
2045 Morse Road, Building H-3
Columbus, OH 43229-6693

New permit applications forwarded directly by the applicant to the DMRM regional office(s) will result in a delay in the review and processing of the application.

Renewal permit applications should be submitted in triplicate to the appropriate regional office.



MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT dated as of this 15th day of October, 2020 by and between Shelly Materials, Inc., an Ohio corporation whose address is 80 Park Drive, P.O. Box 266, Thornville, Ohio 43076 ("**Shelly**"), and Ohio Edison Company, an Ohio corporation, having an address of 1040 S. Prospect Street, Marion, Ohio 43302 ("**OEC**").

WITNESSETH:

That in consideration of the covenants and conditions more particularly set forth in that certain Agreement Modifying Setback Restrictions Against Mining Operations dated the 15th day of ~~August~~ **October** 2020, between Shelly and OEC (the "**Agreement**"), Shelly and OEC do hereby covenant, promise and agree as follows:

1. **Setback Area**. Per the terms of Section 666 (1) of the Millcreek Township Zoning Resolution, OEC hereby agrees and consents to Shelly mining 200' closer to OEC's property known as parcel number 2500130281000 located in Millcreek Township, Union County, Ohio thereby reducing the setback area from 500' feet to 300'.
2. **Description of Setback Area**. The description of the setback area on the property is set forth on Exhibit A attached hereto.
3. **Effect of Memorandum**. The sole purpose of this instrument is to give notice of the Agreement and its terms, covenants, and conditions to the same extent as if the Agreement were fully set forth herein. This Memorandum of Agreement shall not modify in any manner the terms, conditions or intent of the Agreement and the parties agree that this Memorandum of Agreement is not intended nor shall it be used to interpret the Agreement or determine the intent of the parties under the Agreement.

[Signatures on following page]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Agreement as of the day and year first written above.

OHIO EDISON COMPANY

By: Mo AmawiName: [Signature]Title: Substation Supervisor

SHELLY MATERIALS, INC.

By: [Signature]Name: TONY BARNIATitle: [Signature]

STATE OF OHIO :

COUNTY OF Franklin :SSDONNA ROOF SUAIN
NOTARY PUBLIC - OHIO

My Commission Expires

February 24, 2021
October

The foregoing instrument was acknowledged before me this 6th day of August 2020 by Tony Barnia, a duly authorized representative of Shelly Materials, Inc., on behalf of Shelly Materials, Inc.

Donna Roof Suain
NOTARY PUBLIC

Prepared by: CRH Americas Law Group

STATE OF OHIO :

COUNTY OF Union :SS

The foregoing instrument was acknowledged before me this 15th day of October 2020 by Mo Amawi, a duly authorized representative of Ohio Edison Company, on behalf of Ohio Edison Company

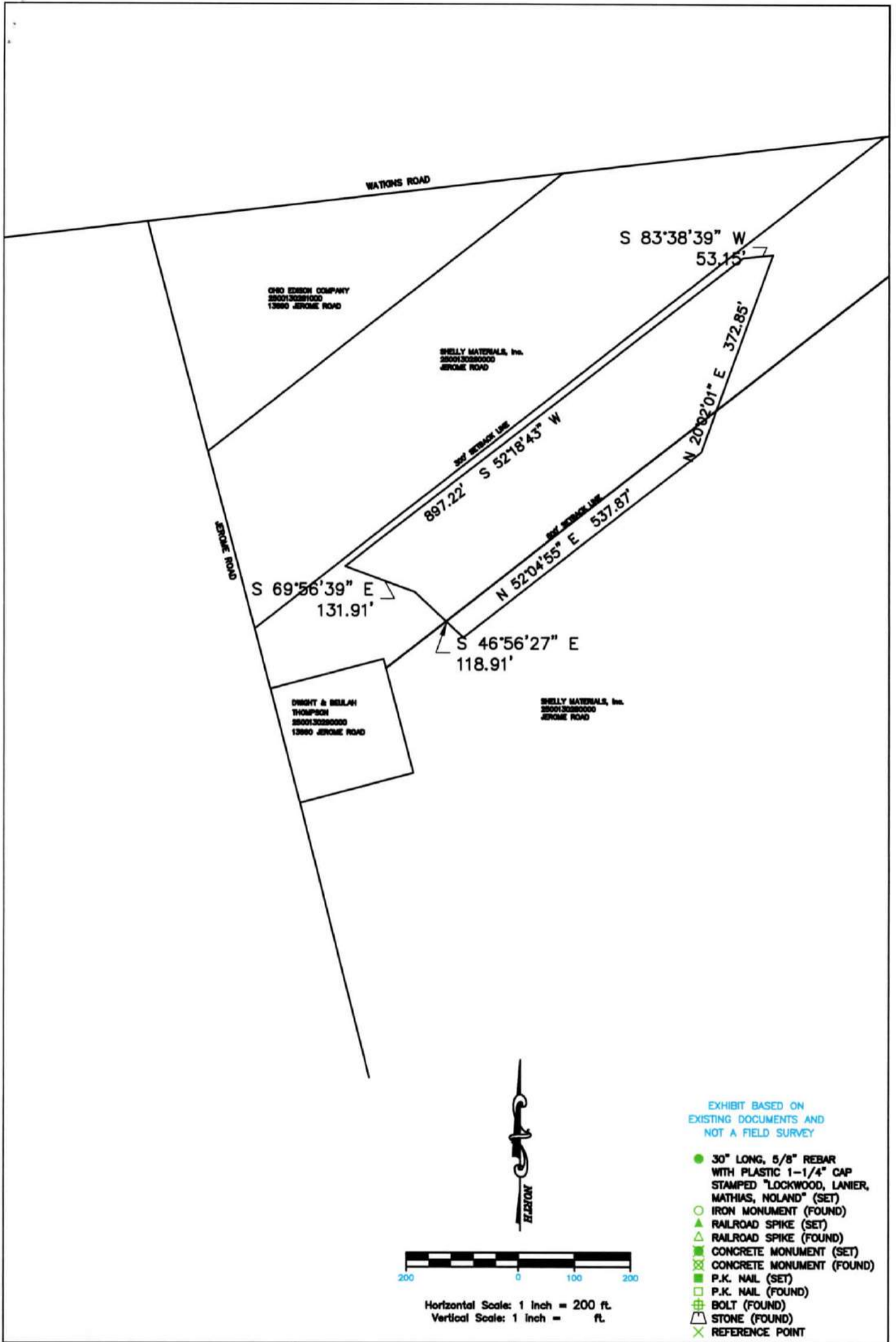
Sarah E. Klempay
NOTARY PUBLIC



Sarah E. Klempay
Notary Public, State of Ohio
My Commission Expires 06-23-24

EXHIBIT A

Setback Area



<p>EXHIBIT VMS 3006 MILLCREEK TOWNSHIP UNION COUNTY, OHIO SEPTEMBER, 2020</p>	<p>PLANS PREPARED FOR: SHELLY MATERIALS, INC.</p>	<div data-bbox="915 2346 1088 2482"> </div> <div data-bbox="1088 2373 1549 2610"> <p>2LMN, Inc. <i>Civil Engineers & Land Surveyors</i> 2475 Sugar Grove Road, SE ~ Lancaster, Ohio 43130 (740) 687-5542 Phone ~ (740) 687-0086 Fax ~ www.2LMN.com</p> <p><small>This work product was prepared to meet the specific expressed needs of our client and is not to be copied or relied upon by any person who is not in privity of contract with our company, nor is it to be used for any other purpose than that for which it was expressly provided. Copyright © 2014 by Lockwood, Lanier, Mathias & Noland, Inc. All rights reserved.</small></p> </div>
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Legal Description
31.114 Acres

Situated in the State of Ohio, Union County, Millcreek Township, Virginia Military Survey Number 3006, and being part of a tract, conveyed to Shelly Materials, Inc. in Volume 135, Page 163, Volume 182, page 650, Official Record 504 page 990 as recorded in the Union County Recorder's Office and being more particularly described as follows:

COMMENCING at a point in the intersection of U.S. Route 42 and Jerome Road (C.R. 18); Thence North 65 degrees 50 minutes 09 seconds West 104.60 feet to a point; Thence, North 56 degrees 41 minutes 18 seconds West 1647.77 feet to a point; Thence, North 33 degrees 18 minutes 42 seconds East 494.90 feet to the **TRUE POINT OF BEGINNING** for the parcel herein described:

Thence, across the grantor's tract, **North 01 degrees 27 minutes 48 seconds West, 2089.61 feet** to a point;

Thence, across the grantor's tract, **North 83 degrees 38 minutes 40 seconds East, 657.33 feet** to a point;

Thence, across the grantor's tract, **South 01 degrees 27 minutes 48 seconds East, 2049.22 feet** to a point;

Thence, across the grantor's tract, **South 80 degrees 09 minutes 33 seconds West, 662.00 feet** to the **TRUE POINT OF BEGINNING**, containing 31.114 acres.

It is understood that the parcel of land described contains, 31.114 acres, more or less, of which 0.613 acres is located in Parcel 250013025020, 16.956 acres is located in Parcel 2500130270000, and 13.545 acres is located in Parcel 2500130280000.

Description prepared from mapping provided by Shelly Materials for township zoning. This description is NOT based on a field survey by 2LMN, Inc.

Bearings based on assumed meridian to denote angles.

Richard F. Mathias
Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798



9-3-2020
Date

Legal Description
3.884 Acres

Situated in the State of Ohio, Union County, Millcreek Township, Virginia Military Survey Number 3006, and being part of a tract, conveyed to Shelly Materials, Inc. in Volume 135, Page 163, Volume 182, page 650, Official Record 504 page 990 as recorded in the Union County Recorder's Office and being more particularly described as follows:

COMMENCING at a point in the intersection of U.S. Route 42 and Jerome Road (C.R. 18); Thence North 65 degrees 50 minutes 09 seconds West 104.60 feet to a point; Thence, North 56 degrees 41 minutes 18 seconds West 2343.36 feet to a point; Thence, North 14 degrees 35 minutes 24 seconds West 1540.82 feet; Thence, North 75 degrees 24 minutes 36 seconds East 191.66 feet to the **TRUE POINT OF BEGINNING** for the parcel herein described:

Thence, across the grantor's tract, North 52 degrees 18 minutes 43 seconds East, 897.22 feet to a point;

Thence, across the grantor's tract, North 83 degrees 38 minutes 39 seconds East, 53.15 feet to a point;

Thence, across the grantor's tract, South 20 degrees 02 minutes 01 seconds West, 372.85 feet to a point;

Thence, across the grantor's tract, South 52 degrees 04 minutes 55 seconds West, 537.87 feet to a point;

Thence, across the grantor's tract, North 46 degrees 56 minutes 27 seconds West, 118.91 feet to a point;

Thence, across the grantor's tract, North 69 degrees 56 minutes 39 seconds West, 131.91 feet to the **TRUE POINT OF BEGINNING, containing 3.884 acres.**

It is understood that the parcel of land described contains, 3.884 acres, more or less, is located in Parcel 2500130280000.

Legal Description
3.884 Acres

Description prepared from mapping provided by Shelly Materials for township zoning. This description is NOT based on a field survey by 2LMN, Inc.

Bearings based on assumed meridian to denote angles.

Richard F. Mathias

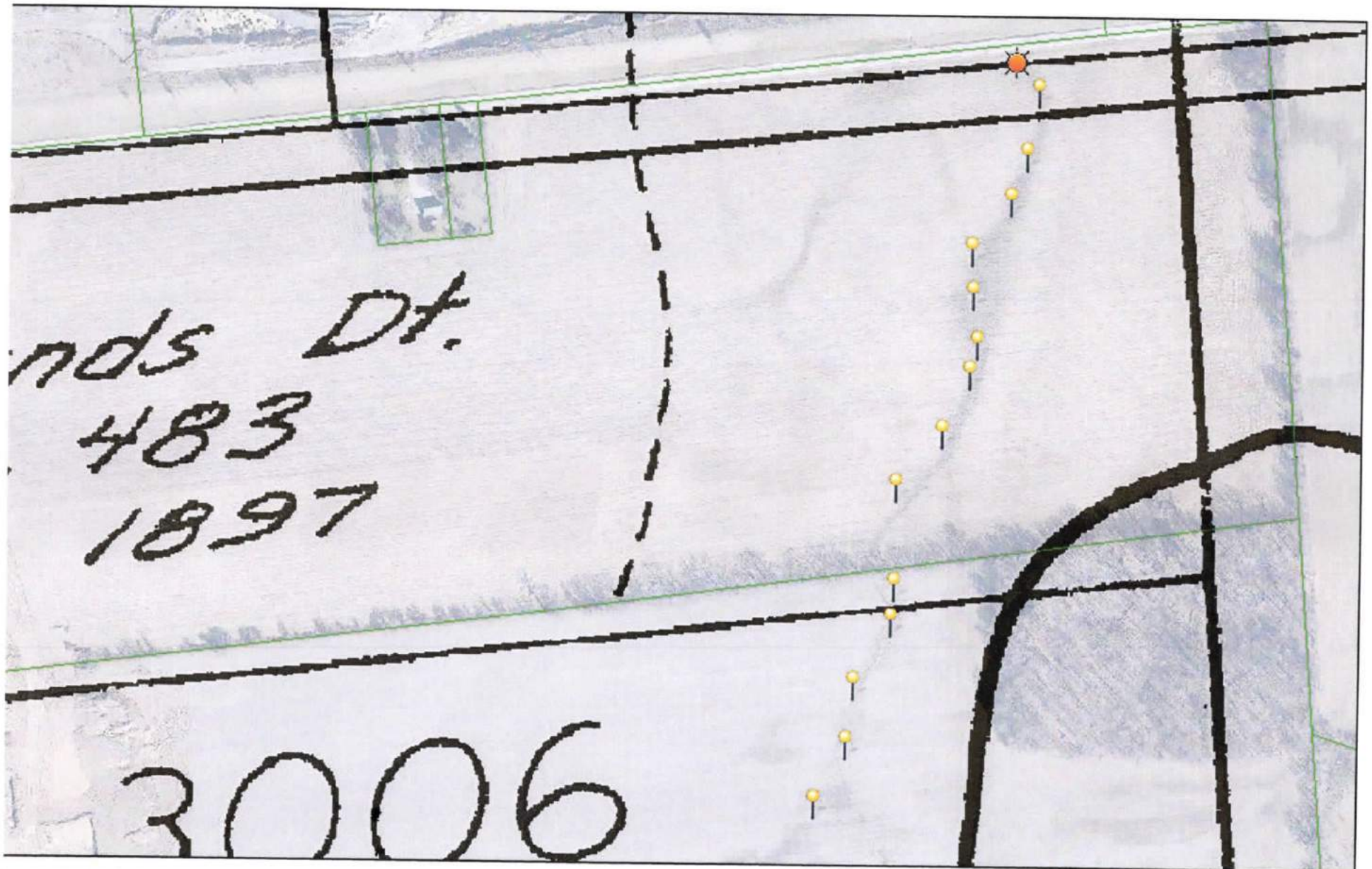
Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798



9-3-2020

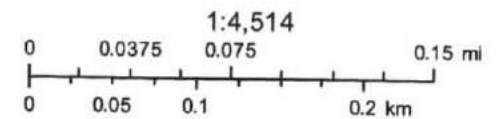
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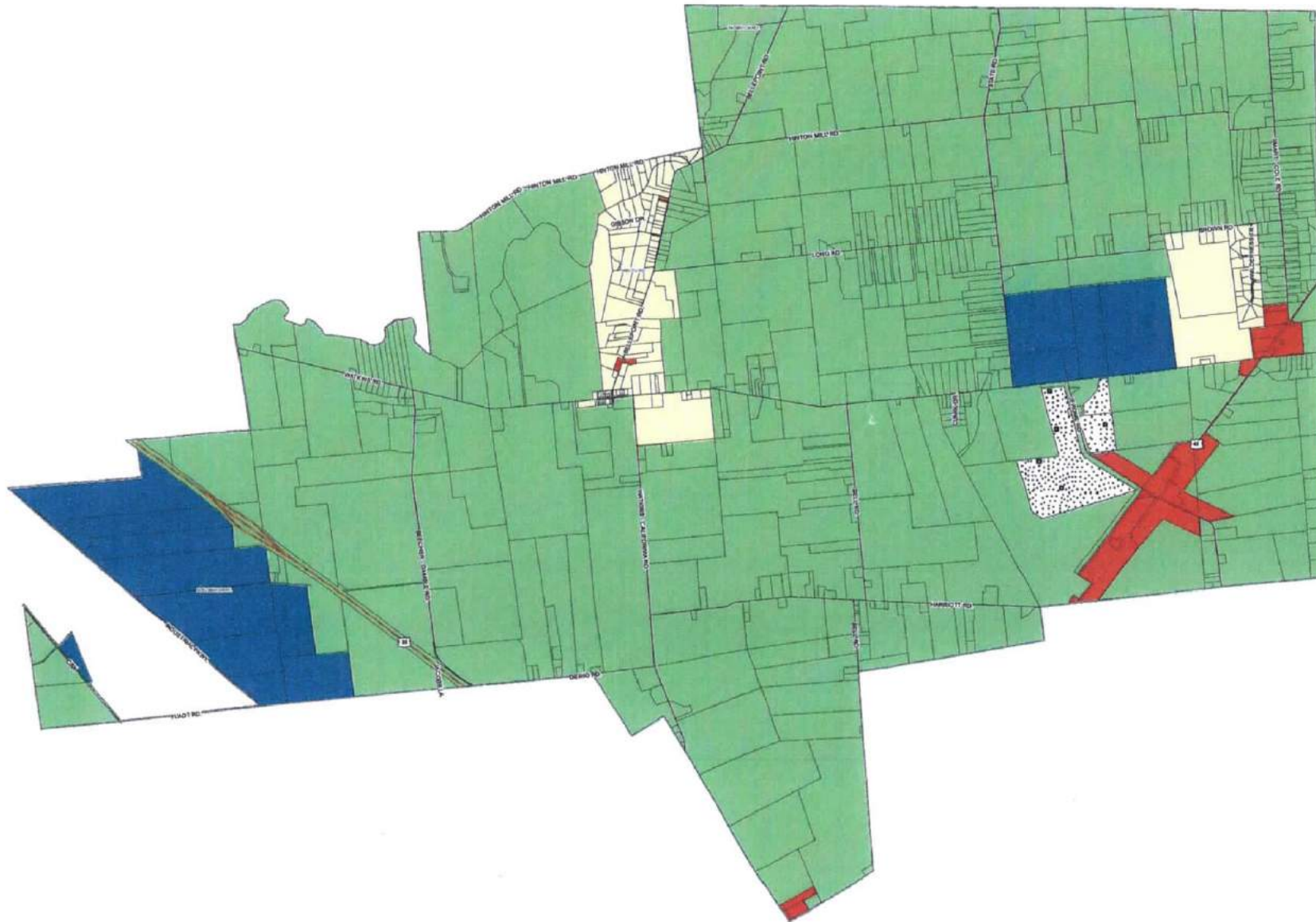
Union County, Ohio



1/25/2020, 10:06:27 AM

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|-----|----------|---|-----------------|---|----------------|---|--------------------|---|----------------|
| + | Railroad | — | Hwy: County | — | Limited Access | — | Street: Private | □ | Municipalities |
| oad | | — | Hwy: Township | — | Ramp | — | Street: Township | □ | Townships |
| | | — | Hwy: US & State | — | Street: City | — | Street: US & State | | |





Zoning

- B-2
- EQ
- M-2
- R-1
- U-1

Roads

- US Highway
- County Highway
- Township Highway
- Railroad

Pursuant to Section 3030 of the Millcreek Township Zoning Resolution, this is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted June 5, 2017 as part of Resolution number 1709 of the Township of Millcreek, Union County, Ohio.

[Signature]
Chair, Board of Trustees

[Signature]
Board of Trustees

[Signature]
Board of Trustees

[Signature]
Fiscal Officer

Millcreek Township Union County

0 0.25 0.5 1
Miles

Based on Official Zoning Map

Created on: September, 2004
Revised: April 8, 2006
RE: 2006 Amendments

Revised: April 5, 2017
RE: Nov 7, 2016 Amendments
Resolution # 1635

Revised: June 22, 2017
RE: June 5, 2017 Amendments
Resolution # 1709



9675 Foundry St
PO Box 219
East Liberty, OH 43325
Phone (937) 666-6244
Fax (937) 666-6200

SECTION 6100 – U-1 FARM / RESIDENTIAL DISTRICT

Section 6101 – U-1 Farm / Residential District Purpose:

Permit construction of low density single family residences and permit other non-urban types of residential and agricultural activities so that the basically rural character of these areas may be preserved and maintained. In addition, the development of these lands shall be in accordance with the ability of the land to support development without central sewerage disposal and / or central water facilities, to prevent pollution of such lands and aquifers by excessive development, and to protect the aquifer recharge areas.

Section 6110 – U-1 Farm / Residential District Permitted Uses:

The following uses, developed in accordance with all other provisions of this Resolution shall be permitted:

- (A) Agricultural uses as defined by the Ohio Revised Code, including but not limited to:
 - (1) Wholesale and retail nurseries
 - (2) Farm markets provided that at least fifty (50%) percent of the gross income from the market is derived from sale of produce raised on farms owned and operated by the market operator in a normal crop year, and adequate area exists adjacent thereto for parking so as not to interfere with traffic on adjacent thoroughfares. All farm market structures must conform to the standards set forth in Article X of this Resolution.
 - (3) Facilities for the storage, sorting, preliminary processing or sale of agricultural products shall be permitted if such products are used in the production of other farm products, and if said storage, processing, sorting or sales is carried on incident to other farming operations by the owner/proprietor.
- (B) Single family dwellings
- (C) Home occupations as defined in Section 10023
- (D) Child day care provided in home for six (6) or fewer children who are not members of the immediate resident family, provided the day care is accessory to the use of the dwelling as the provider's residence and further provided that such day care qualifies as a Type B family day care home as defined in Ohio Revised Code Section 5104.01.
- (E) Accessory buildings and accessory uses including swimming pools and private garages provided they meet the standards outlined in this Resolution.

Section 6120 – U-1 Farm / Residential Conditional Uses:

No conditional use shall be implemented without a conditional use permit issued by the Zoning Administrator.

- (A) Home Occupations as outlined in Section 10024
- (B) Veterinary Service or Boarding Kennels, provided that the building or structure dedicated to the use is located at least two hundred (200) feet from any lot line and is subject to the following conditions:
 - (1) No building or structure used for the purpose of an animal shelter shall be located closer than four hundred (400) feet from the lot line of any residence, church, school, or any institution of human care.
 - (2) Suitable fencing and/or screening shall be provided as approved by the Millcreek Township Board of Zoning Appeals.
 - (3) The minimum lot size is five (5) acres.
 - (4) Outside runs are not within 400 feet of adjoining properties.
- (C) Cemeteries provided the following standards are met:
 - (1) Interment shall not be within 300' of a dwelling house, unless the owner of such dwelling house gives consent, or unless the entire tract appropriated is a necessary addition to or enlargement of a cemetery already in use, as further provided in ORC 1721.03.
 - (2) A mausoleum shall not be within 300' of any property line.
 - (3) A crematory shall not be permitted.
 - (4) Every cemetery company or association shall cause a plat of its grounds and of the lots laid out by it to be made and recorded or filed in the offices of the county recorder in accordance with ORC 1721.09.
- (D) Bed & Breakfast Lodging
 - (1) Limited to four (4) rooms for hire
 - (2) Owner must live on premises
 - (3) Lodging-guest stays limited to no longer than seven (7) consecutive days
 - (4) Subject to Fire Department inspection and approval

- (E) Public uses as defined in Definitions of this Resolution
- (F) Quasi-public uses as defined in Definitions Article of this Resolution

Section 6125 – U-1 Farm / Residential Prohibited Uses:

Uses not specifically permitted, or conditionally permitted in this district shall be prohibited.

Section 6130 – U-1 Farm / Residential District Development Standards:

The use of land and structures within this district shall conform to the following standards.

Section 6131 – U-1 Farm / Residential District Minimum Lot Area:

Minimum lot size shall be five (5) acres.

Section 6132 – U-1 Farm / Residential District Minimum Lot Width and Frontage:

- (A) State highways: 250 feet; 80 feet if developed on a common access drive
- (B) Major collector: 250 feet; 80 feet if developed on a common access drive
- (C) Minor collector: 180 feet; 60 feet if developed on a common access drive
- (D) Local road: 150 feet; 60 feet if developed on a common access drive

Section 6133 – U-1 Farm / Residential District Minimum Yard Setbacks:

- (A) Front(depth): Fifty (50) feet as measured from the road right of way
- (B) Rear (depth): Sixty (60) feet as measured from the rear lot line. No accessory use or building shall be located closer than twenty (20) feet to the rear lot line.
- (C) Side (width): Thirty-five (35) feet on each side as measured from the side lot line. No accessory use or building shall be located closer than fifteen (15) feet to the side lot line.

Section 6134 – U-1 Farm / Residential District Maximum Building Height:

The maximum building height for non farm structures is Thirty-five (35) feet

Section 6135 – U-1 Farm / Residential District Minimum Living Space Requirements:

For any residential dwelling unit (exclusive of the porch, basement and garage) - 1,400 square feet

Section 6136 – U-1 Farm / Residential District Maximum Lot Coverage:

Ground floor area – Twenty-five (25) percent

Section 6137 – U-1 Farm / Residential District Depth to Width Ratios:

- (A) Minimum – 1:1
- (B) Maximum – 3:1 - Does not apply to lots above 10 acres or on lots developed on CAD

SECTION 6800 – EXCAVATION AND QUARRY DISTRICT (EQ)

Section 6801 – Purpose & Intent of EQ District:

The purpose of the EQ District is to provide for the development and utilization of mineral and aggregate resources, and to regulate resource extraction and processing activities for the health, safety and general well-being of the surrounding community.

The Intent of the EQ District is:

- (A) To maintain flexibility for the Township's future development, and maintain the quarry operator's continuing interest in how its operations affect nearby landowners and residents, by zoning modest amounts of land as needed several years ahead of use, rather than large amounts of land representing decades of future inventory;
- (B) To establish clear and objective operational standards for the extraction and processing of mineral and aggregate resources;
- (C) To ensure that mining site operations are conducted consistent with public safety and welfare, and in ways compatible with existing adjacent land uses; and,
- (D) To ensure the reclamation of lands after mineral and aggregate resource extraction activities are completed.

Section 6810 – EQ District Permitted Uses:

- (A) Mining or quarrying operations for the extraction of rock, clay, soil, sand, gravel, limestone and other minerals.
- (B) Crushing, washing and screening of mineral and aggregate materials.
- (C) Stockpiling of mineral and aggregate materials and earth products.
- (D) An office, shop, scales, and other accessory structures used for the management and maintenance of mineral and aggregate extraction and processing equipment.
- (E) Sale of products from mineral and aggregate extraction and processing operations.
- (F) Storage of equipment and machinery necessary for mineral and aggregate extraction and processing.
- (G) Agricultural uses.
- (H) Public and nonprofit parks and playgrounds.
- (I)

Section 6815 – EQ District Prohibited Uses:

Uses not specifically permitted, or conditionally permitted in this district shall be prohibited.

Section 6820 – EQ District – Lot Area:

The proposed useable mining lot area, excluding all required setback areas, shall not exceed fifty (50) acres.

Section 6830 – EQ District – Rezoning timely for continuing on-going operations:

In accordance with the policy expressed in the Section above, the land for which rezoning is sought should be shown to be reasonably necessary to sustain on-going mining operations of an existing quarry, or to begin operations in the case of a new quarry, within three years or less from the date of application.

Section 6840 – EQ District – Water Monitoring:

The quarry operator shall continuously monitor the effect of its quarry dewatering on the ground water in its neighborhood as follows:

- (A) Operable ground monitoring wells shall be placed at sufficient intervals, with sufficient depths, around the pit area to accurately monitor the effect of dewatering on all surrounding properties. The depth, placement and number of monitoring wells shall be at the discretion of the Zoning Administrator.
- (B) Measurements must be taken in a continuous manner and analyzed once a month. The quarry operator will monitor the water level fluctuations in the monitoring wells using automatic water level instrumentation consisting of pressure transducers and a data logger. A quarterly report will be submitted to the Zoning Administrator.
- (C) If the water level data indicates a decline in water level that could potentially impact water quality beyond the property line, a three-dimensional groundwater flow model will be used to evaluate the extent of the off-site impact. A

modification to the mine plan will be implemented, if necessary, and a copy filed with the Zoning Administrator to be available for public inspection.

- (D) Water from the monitoring wells shall be analyzed for acceptable standard water quality parameters by the Union County Health Department once a year. A copy of the Health Department report will be provided to the Zoning Administrator and the Board of Township Trustees.

Section 6841 – EQ District – Water Monitoring. Pumping Water from the Quarry:

Pumping of water from the quarry is permitted, provided that the property owners downstream of the quarry are not adversely affected. A settling basin shall be established to retard the pumping of quarry material during normal pumping operation. The water from the settling basin shall be pumped from as near its surface as necessary to avoid pumping any sediment. A copy of any test report required by governmental authorities on this water shall be filed with the Zoning Administrator to be available for public inspection.

Section 6842 – EQ District – Water Monitoring. Runoff Water:

Runoff from the mounds shall be controlled in such a manner to eliminate surface water runoff to adjoining property owners. The quarry operator shall direct the flow of water from the mounds to the settling basin through a system of drainage tile around the base of the mound if required. In addition, adequate drainage shall be provided for any surface or subsurface drainage systems from adjoining properties that cross the mining site. A drainage plan shall be developed in conjunction with the Union County Soil and Water Conservation District and the Union County Engineer. This plan shall become a part of the zoning application. This shall include but not be limited to alteration of the natural drainage by mounding or the open pit.

Section 6843 – EQ District – Water Monitoring. Water Well Investigation & Complaint Resolution:

Prior to commencement of operations on newly rezoned ground, the quarry operator, shall offer to perform a pre-operation well survey for each water well currently existing within 2,500 ft of the extent of the proposed pit area as shown on the site plan, or at other water well locations outside the 2,500 ft limit, but deemed appropriate by quarry operator. New water wells constructed within these boundaries shall also come within these provisions, as they are made known to the quarry operator by the well owners, as set forth below. The survey will be performed at the expense of the quarry operator. This offer will be made in writing and delivered by certified mail, return receipt requested. An independent company will perform such surveys and a copy of the survey will be given to the owner of the well. This offer must be accepted within 60 days of the date of mailing. The survey will consist of taking a water level measurement, a water quality sample, and confirming the condition of the well and pump. A well owner within these boundaries who had previously declined or otherwise not had a well survey, may obtain one and come within these provisions thereafter by sending a written request for such survey to the quarry operator, by certified mail, return receipt requested.

Section 6843.01 – EQ District. Water Monitoring. Complaints Concerning Damage to Water Supply:

For complaints regarding damage relating to the quantity or quality of water from surrounding active water wells, the quarry operator shall follow a mitigation plan as set forth below.

- (A) The quarry operator shall verify that the residential owner is within the 2,500 ft of the extent of the proposed pit area and that the pre-operation well survey has been completed. The quarry operator shall attempt to make an initial response to any complaint made to the local plant manager within 72 hours of the receipt of such or complaint. The minimum initial response shall consist of either a follow-up telephone call or an in-person visit to the complainant in order to determine the nature and extent of the alleged problem. If initial efforts to contact the complainant are not successful, this procedure will be repeated for ten business days following, and intermittently thereafter, until contact is made. Concurrently, the quarry operator shall notify the complainant of the owner's remedies under these conditions.
- (B) As soon as practicable, after the initial response, and at least within five business days the quarry operator shall initiate such tests or analyses as are needed to determine the cause and extent of the alleged problem and shall pursue, to conclusion, the tests and analyses as expeditiously as is reasonably practicable.
- (C) If the tests or analyses determine that there is damage to the quantity or quality of a surrounding, active drinking well, resulting from the permitted activity, then the quarry operator shall compensate the property owner for all reasonable costs incurred in connection with remedying the situation, and (1) shall dig a new well, or (2) shall provide such other remedy as is mutually agreeable to both parties.

- (D) In determining the amount of compensation payable under c. above, the parties will first attempt to work out an agreeable settlement. In the event that the parties cannot agree, each party shall select a person or firm competent to evaluate the damages in question and those two persons or entities shall select a third person or firm competent to make the evaluation of damages. At least two of the three people or firms shall agree on the amount of compensation.
- (E) In the event that any person shall receive a settlement under this procedure, such settlement shall constitute the sole remedy for the damage which is the subject of the complaint and the quarry operator shall be entitled to a general release and indemnification of all claims to restrict the right of any person to abandon the herein described procedure prior to settlement and to avail himself of any remedies at law which might be available as a result of the act or occurrence that occasioned the complaint.
- (F) This mitigation plan shall apply only if the well owner has accepted the company's offer for the pre-operation well survey, or made a proper request for a well survey in accordance with Section 6843 above

Section 6850 – EQ District Blasting & Blast Damage Protection:

Section 6851 – EQ District – Blasting Parameters: All blasting shall be conducted pursuant to Chapter 1501: 14-3-04 of the Ohio Administrative Code as well as Section 1561 of the Ohio Revised Code, or its successor Sections. Permitted ground vibration is 1 inch per second or less, and permitted air blast is 125 decibels or less.

Section 6852 – EQ District – Blasting Notification: A monthly schedule for blasting shall be submitted to the Township Zoning Administrator and Township Trustees. Township residences within 2,500' of the blasting area shall be notified of the time of blasting 48 hours prior to blasting. Notification can be via telephone or electronic mail. Blasting notification signs shall be placed at the following locations: at all road intersections adjacent to the quarry; at quarry property boundaries along all adjacent public roads; and, at other locations as deemed necessary by the township Zoning Administrator or quarry personnel.

Section 6853 – EQ District – Pre-blast Survey:

- (A) Prior to commencement of blasting operations on newly rezoned ground, the quarry operator shall offer to perform a pre-blast survey for each residence, or other structure that could reasonably be damaged by proximate blasting, currently existing with 2,500 feet of the proposed blasting area as shown on the site plan or at any other locations outside the 2,500' limit but deemed appropriate by the quarry operator personnel.
- (B) This survey will be performed at no cost to the residential owner. This offer will be made in writing and delivered by certified mail, return receipt requested. The residential owner must accept the survey offer within 60 days of the date of mailing.
- (C) Surveys will be performed by an independent company in the presence of the residential owner. Copies of the survey will be given to the owner.
- (D) The purpose of this survey is to assess the pre-blast structural condition of the residence, which will serve as baseline data to assess any future owner complaints regarding blast damage.
- (E) New residences constructed within these boundaries shall also come within these provisions, as they come to the attention of the quarry operator, by residential owner request or otherwise.
- (F) A residence within these boundaries which had previously declined or otherwise not had a blast survey, may obtain one and come within these provision thereafter by sending a written request for such survey to the quarry operator, by certified mail, return receipt requested.

Section 6860 – EQ District – Control of Nuisances:

Section 6861 – EQ District – Screening:

A mounded earth buffer not less than fifteen feet (15) or more than thirty feet (30) high shall be constructed to screen the view of the site from public roads and adjoining property line. The base of the earthen mound shall be not less than two hundred fifty feet (250) from the adjoining property line(s), except as otherwise permitted under paragraphs a. and b. of Section 6096.3, below. The mound shall have grass or other suitable ground cover, and shall be landscaped with trees and well maintained. The area between the mound and adjoining property line shall be landscaped. The landscaping plan, set forth in reasonable detail, shall be a part of the rezoning application.

Section 6862 – EQ District – Stockpiles:

Stockpiles shall be inside mounded area and no higher than the perimeter mounds.

Section 6863 – EQ District – Setbacks:

- (A) Mineral and aggregate extraction shall be at least five hundred (500) feet from adjoining property line(s), except as otherwise provided in paragraph B, below. An adjoining property owner may agree with the quarry operator to a smaller setback opposite such owner's property only, provided minimum mound height is maintained, provided such agreement is in writing and recorded in the Union County Miscellaneous records, and copies are filed with the Township and Zoning Fiscal Officer.
- (B) In such places as the quarry operator owns the property adjacent to both sides of a public highway, the minimum mineral and aggregate extraction setback may be one hundred (100) feet from the road right of way, provided the quarry operator offers sufficient evidence to convince the Zoning Commission that such reduced minimum setback will not reduce the structural integrity or safety of the highway. Such evidence shall include a written statement of concurrence from the Union County Engineer.
- (C) Processing of mineral and aggregate material shall be at least six hundred feet (600) from adjoining property lines.
- (D) Office, shop and other accessory structures shall be at least five hundred feet (500) from adjoining property lines.
- (E) Storage of overburden for reclamation and berming may be allowed within setbacks, but inside the mounded area and no higher than the mound, subject to conformance with the reclamation plan.

Section 6864 – EQ District – Fencing:

Fencing may be required to eliminate particular safety hazards that use of the site may create for adjacent land uses. When fencing is required it shall be of farm type, a minimum of six feet (6) high. This provision is not intended to require fencing the entire perimeter of the quarry pit. The location of the fencing to eliminate safety hazards shall be determined by the Zoning Administrator.

Section 6865 – EQ District – Noise control:

All moving equipment shall be reasonably equipped and operated to minimize noise. If quarry operator's risk management and safety representatives concur, quarry operator shall use strobe lights in lieu of back-up alarms after dark. Crushers and other large stationary noise generating equipment shall be placed in the middle of the site, at pit bottom, and shall use sound attenuating enclosures and/or active noise reduction to minimize noise emanating from the pit.

Section 6866 – EQ District – Lighting:

On site lighting must be such as to focus light into the pit and minimize light spill over to adjoining properties, under all atmospheric conditions.

Section 6867 – EQ District – Hours of Operation:

The quarry shall operate between the hours of 6:00 A.M. and 11:00 P.M. Monday through Friday and 7:00 A.M. through 5:00 P.M. on Saturday. No excavating activities shall occur on Sunday or national holidays, however, maintenance activities which produce minimal noise, dust, and light pollution are allowed at any time the operator desires. For good cause shown, such as contract mandates and production requirements, the hours and days of operation may be altered by the quarry operator by notifying the Zoning Administrator with reasons for the alteration and giving an approximate length of time needed for the alteration. Township residences within 2,500' of the quarry shall be notified of the change of operation hours 72 hours prior to the change. Notification can be via telephone or electronic mail or United States Postal Service. Blasting shall occur between the hours of 11:00 A.M. and 3:00 P.M. on any three days of a given week, Monday through Friday. No blasting shall occur on Saturday, Sunday, or on national holidays.

Section 6868 – EQ District – Dust Control:

The quarry operator will undertake the following actions to prevent dust from accumulating on nearby property and roads. All private access roads from Quarry to public roads shall be paved to Union County standards, and watered down as needed to minimize fugitive dust generated by vehicles. All trucks leaving quarry shall have their wheels washed and their aggregate loads covered with tarps. Dust created within the quarry shall be suppressed by water or other suitable means to the extent it is leaving the quarry and accumulating on nearby property; including (but not limited to) dust arising or blowing from crushers, internal quarry roads, stockpiles, or excavation.

Quarry operator's re-zoning application shall include a statement detailing its proposed means of dust control.

Section 6869 – EQ District – Complaints, Comments and Inquiries of Quarry Operation:

The quarry operator shall designate someone within its organization to be the contact person for township residents, officials, and others that may have complaints, comments, or inquiries about the quarry's operation in the township. The contact person's name, work phone number, and work address, shall be provided to the Zoning Administrator, and updated as necessary. Such complaints, comments, and inquiries as are made in writing (including E-mail), and the quarry's responses thereto (which shall include an initial response to be made by the contact person within three (3) days of the contact), shall be retained in hard copy by the contact person, and made available for review by the Zoning Administrator at any reasonable time. The Township Trustees may also require that a regular quarterly report of such written record be timely provided to the Fiscal Officer. If the quarry operator has or desires to have a published complaint Resolution process, a copy of it should be attached to the zoning application.

Section 6870 – EQ District – Site Reclamation:

Quarry operator shall include with its re-zoning application a land reclamation plan, a copy of which shall also be filed with the Fiscal Officer of the Township Trustees. The land reclamation plan shall have sufficient detail to allow the Zoning Commission and the Township Trustees to review whether it is adequate and in the best interest of the township.

This plan shall include a topographical map showing the topography after reclamation, the flora proposed to be planted, a suggestion of possible use of the land after reclamation, and the time frame to begin and complete reclamation work.

No excavation shall begin until the reclamation plan has been separately approved by the Township Trustees.

All equipment must be removed within 180 days from such time as the quarry operator ceases operation on the site.

For the purposes of this section only, if the site is to be contiguous with and open to, and is in effect and extension of, an existing portion of the quarry, then the plan should also cover such contiguous quarry land, to the extent it is not already covered by a previous plan.

The time frame to begin reclamation may be extended by re-zoning approval of each contiguous extension of the quarry. Performance bonds shall be required to ensure the reclamation plan is completed. To the extent the quarry is contiguously expanded, and the reclamation is thereby deferred, the performance bonds should increase to reflect the increased land they cover.

SECTION 6200 – R-1 LOW DENSITY RESIDENTIAL

Section 6201 – R-1 Low Density Residential District Purpose:

The purpose of the Low Density Residential District (R-1) is to provide land for low density development. The majority of land in the Low Density Residential District does not have access to central water and wastewater service; therefore, development shall be in accordance with the ability of the land to wells and septic systems.

Section 6210 – R-1 Low Density Residential District Permitted Uses:

The following uses, developed in accordance with all other provisions of this Resolution, shall be permitted:

- (A) Single family dwellings (major development to occur in planned districts per comp plan)
- (B) Home occupations as defined in Section 10023
- (C) Child day care provided in home for six (6) or fewer children who are not members of the immediate resident family, provided the day care is accessory to the use of the dwelling as the provider's residence and further provided that such day care qualifies as a Type B family day care home as defined in Ohio Revised Code Section 5104.01.
- (D) Roadside sales of agriculturally grown products shall be permitted in this district provided that at least fifty percent of the gross income from the market is derived from sale of produce raised on farms owned or operated by the market operator, and adequate area exists adjacent thereto for parking so as not to interfere with traffic on adjacent thoroughfares. No permanent buildings or structures shall be placed without permission of the Board of Zoning Appeals and issuance of a Conditional Use Permit.
- (E) Accessory buildings and accessory uses including swimming pools and private garages provided they meet the standards outlined in this Resolution.
 - (1) Accessory uses are limited to one accessory building or use, which may be in addition to a swimming pool.

Section 6220 – R-1 Low Density Residential District Conditional Uses:

No conditional use shall be implemented until a conditional use permit is issued by the Zoning Administrator.

- (A) Home Occupations as outlined in Section 10024
- (B) Group homes or Residential Care Facilities in which not more than eight (8) persons are provided with room, board, specialized care, rehabilitative services and supervision in a family environment. All such facilities shall possess all approvals and/or licenses as required by state or local agencies. In addition to all other conditions deemed necessary, the following conditions shall be imposed by the Board of Zoning Appeals:
 - (1) The facility shall comply with all Development Standards contained in this Resolution
 - (2) No exterior alterations of the structure shall be made which depart from the residential character of the building. All new structures shall be compatible in residential design with the surrounding neighborhood.
 - (3) No Group Home should be located within a one (1) mile radius of another such facility.

Section 6225 – R-1 Low Density Residential Prohibited Uses:

Uses not specifically permitted, or conditionally permitted in this district shall be prohibited.

Section 6230 – R-1 Low Density Residential District Development Standards:

The use of land and structures within the R-1 District shall conform to the following standards.

Section 6231 – R-1 Low Density Residential District Minimum Lot Area:

The minimum lot size shall be three (3) acres.

Section 6232 – R-1 Low Density Residential District – Minimum Lot Width and Frontage:

- (A) State highways: 180 feet; 80 feet if developed on a common access drive
- (B) Major collector: 180 feet; 80 feet if developed on a common access drive
- (C) Minor collector: 150 feet; 60 feet if developed on a common access drive
- (D) Local road: 100 feet; 60 feet if developed on a common access drive

Section 6233 – R-1 Low Density Residential District Minimum Yard Setbacks:

- (A) Front(depth): Fifty (50) feet as measured from the road right of way

- (B) Rear (depth): Sixty (60) feet as measured from the rear lot line. No accessory use or building shall be located closer than twenty (20) feet to the rear lot line.
- (C) Side (width): Thirty-five (35) feet on each side as measured from the side lot line. No accessory use or building shall be located closer than fifteen (15) feet to the side lot line.

Section 6234 – R-1 Low Density Residential District Maximum Building Height:

For any non-farm structure – Thirty-five (35) feet

Section 6235 – R-1 Low Density Residential District Minimum Living Space Requirements:

For any residential dwelling unit (exclusive of the porch, basement and garage) - 1,400 square feet

Section 6236 – R-1 Low Density Residential District Maximum Lot Coverage:

Ground floor area – Twenty-five percent (25%)

Section 6237 – R-1 Low Density Residential District Depth to Width Ratios:

- (A) Minimum – 1:1
- (B) Maximum – 3:1 (Does not apply to lots above 10 acres or on lots developed on common access drives)

SECTION 6500 – B-2 NEIGHBORHOOD BUSINESS DISTRICT

Section 6501 – B-2 Neighborhood Business District Purpose:

It is the intent of Millcreek Township to create a commercial district that will provide the atmosphere and opportunities to develop shopping and office areas which will provide a range of services and products to the Township.

Section 6510 – B-2 Neighborhood Business District Permitted Uses:

Within the Neighborhood Business District (B-2), the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted. All business and merchandise shall be contained totally within a building. The following are permitted uses in the B-2 District:

- (A) Retail uses under 10,000 square feet
- (B) Business offices
- (C) Hospitals, medical facilities, dental facilities,
- (D) Assisted living, nursing homes and convalescent homes
- (E) Child care facilities
- (F) Eating and drinking establishments
- (G) Hotel
- (H) Outdoor advertising / Billboards subject to the limitations set forth in Article XI herein.

Section 6520 – B-2 Neighborhood Business District Conditional Uses:

No conditional use shall be implemented until a conditional use permit is issued by the Zoning Administrator.

- (A) Drive-in or drive-through facilities for restaurants, financial institutions, and other similar type businesses.
- (B) Automobile service stations, automobile repair shops, and automobile painting shops
- (C) Automobile washing establishments provided that surface water from such use shall not drain onto adjacent property, over a public sidewalk, over a public road, or into a natural waterway, and that adequate on site storage lanes and parking facilities shall be provided so that no public way shall be used for such purposes.
- (D) Retail uses over 10,000 sq. feet but less than 25,000 square feet.
- (E) Other businesses similar in nature or character as those listed as permitted uses, as determined by the Board of Zoning Appeals.

Section 6525 – B-2 Neighborhood Business District Prohibited Uses:

Uses not specifically permitted, or conditionally permitted in this district shall be prohibited.

Section 6530 – B-2 Neighborhood Business District Development Standards:

The use of land and structures within the B-2 General Business District shall conform to the following standards.

Section 6531 – B-2 Neighborhood Business District Minimum Lot Size:

No minimum lot size is required. However, lot size shall be adequate to provide the yard space required by these development standards and if central water and wastewater service is not available, the lot must be of adequate size to secure the proper permits from the Ohio Environmental Protection Agency.

Section 6532 – B-2 Neighborhood Business District Lot Width:

No minimum lot width is required, however, all lots shall abut a street and have adequate width to provide the yard space required by these development standards.

Section 6533 – B-2 Neighborhood Business District Front Yard Setback:

A front yard setback of fifty (50) feet shall be required.

Section 6534 – B-2 Neighborhood Business District Yard Requirement & Setbacks:

- (A) Side yards – A side yard of fifteen (15) feet on each side shall be required. If the use is adjacent to any zoning district with residential use, such side yards shall be one hundred (100) feet from the shared lot line.

- (B) Rear yard setback – A rear yard setback of fifty (50) feet shall be required. If the use is adjacent to any zoning district with residential use, the rear yard setback shall be one hundred (100) feet. A use to be serviced from the rear shall have a service court, alleyway or combination thereof not less than forty (40) feet wide.

Section 6535 – B-2 Neighborhood Business District Building Size:

Maximum =

Twenty-five thousand square feet (25,000 s.f.)

Section 6536 – B-2 Neighborhood Business District Maximum Percentage of Lot Coverage:

- (A) Principal & Accessory Buildings = Fifty percent (50%)
(B) Maximum coverage of all impervious surfaces = Seventy-five percent (75%)

Section 6537 – B-2 Neighborhood Business District Maximum Height of Principal Buildings:

Forty (40) feet

Section 6538 – B-2 Neighborhood Business District Accessory Buildings:

- (A) Must be located behind the principal structure
(B) Maximum height of fifteen (15) feet
(C) May not be located closer than five (5) feet to any non-residential property line; may not be located closer than fifty (50) feet to any residential property line.

Section 6539 – B-2 Neighborhood Business District Standards:

- (A) Landscaping - Shall comply with Article XIII.
(B) Parking – Off-street parking facilities shall be provided per the requirements of Article XII.
(C) Loading – Off-street loading facilities shall be provided per the requirements of Article XII.
(D) Signs – All signs shall comply with the requirements of Article XI.

SECTION 6750 – M-2 MANUFACTURING DISTRICT

Section 6751 – M-2 Manufacturing District Purpose:

The Manufacturing District is intended to accommodate low impact industrial and business developments in order to provide a balance of land uses within the Township and maintain the fiscal diversity of the Township. The Township recognizes that a well planned and balanced community must provide its residents with employment, goods and services, as well as to provide a balanced economy within the Township. It is the intention to provide reasonable conditions by which desirable business enterprises may operate so that the health and safety of the residents of the Township may be preserved. To that end, this district is intended to provide and encourage unified, clean manufacturing use and office areas usually under single ownership and control, or clustered together in planned out lots, where use and layout are known.

Section 6752 – M-2 Manufacturing District Permitted Uses:

Within the Manufacturing District (M-2), only the following uses, developed in accordance with all other provisions of this Resolution, shall be permitted.

- (A) Rebuilding of existing homes or other buildings
- (B) Manufacturing and assembly of:
 - (1) Apparel
 - (2) Appliances and associated components
 - (3) Electrical equipment
 - (4) Footwear
 - (5) Vehicles
 - (6) Robotics
 - (7) Cabinetry and millwork
 - (8) Plastics products
 - (9) Glass & glass products
 - (10) Architectural & structural metals
 - (11) Machine development
 - (12) Computer & electronic products
 - (13) Motor vehicle specialty parts
 - (14) Aerospace product and parts
 - (15) Pharmaceutical
 - (16) Spring & wire product
 - (17) Fabricated metal products
 - (18) Industrial and commercial machinery
 - (19) Measuring and analyzing instruments
 - (20) Transportation equipment
- (C) Research & development, research laboratories, research assembly services, research testing facilities.
- (D) Business offices.
- (E) Outdoor advertising / billboards subject to the limitations set forth in Article XI herein.
- (F) Printing and publishing facilities, except for paper manufacturing
- (G) Agricultural sales and services
- (H) Service or repair facilities provided all business-related activities are performed entirely within an enclosed or screened structure, including the parking and storage of customer and business-owned equipment. Also see Section 6763 Manufacturing District Design Standards.
- (I) Public service uses
- (J) Public and quasi-public uses

Section 6753 – M-2 Manufacturing District Desired Characteristics:

The Manufacturing District is intended to provide locations for industrial and manufacturing uses in areas where they will have the necessary services and facilities and be located in such a manner as to minimize obtrusions of adjoining uses and districts. This district should be located near rail lines and have direct access to interstate highway interchanges for ease of transportation of goods.

These centers have all necessary utility services and roads comprehensively provided. Buildings within this District are to be architecturally attractive and compatible with surrounding uses. The tract is to be well landscaped in accordance with Article XIII of the Millcreek Zoning Resolution. Parking and loading areas shall be screened and pedestrian-vehicular separation achieved. The relationship among individual establishments is to be harmonious. The principal tenant and the size of the center have much to do with its physical character, relationship to the community and economic success, so these factors should be of concern in considering a Manufacturing District. It is intended that the Manufacturing District and the area surrounding it be protected from the intrusion of dissimilar land uses, except those clearly complimentary, supplementary and physically compatible with the development of the center and the vicinity.

Section 6754 – M-2 Manufacturing District Conditional Uses:

No conditional use shall be implemented until the Millcreek Township Board of Zoning Appeals issues a conditional use permit. The following uses are Conditional Uses:

- (A) Food and kindred uses.
- (B) Accessory commercial uses provided they do not occupy more than twenty (20%) percent of the total floor area of the principal use or industrial park.
- (C) Adult entertainment facilities per the requirements of this Zoning Resolution.
- (D) General contractors such as building and remedial construction activities provided all business equipment is stored within an enclosed structure or fully screened with landscape features.
- (E) Structural clay product manufacturing (excluding concrete plants and associated products).
- (F) Any use not prohibited that requires an air quality permit.
- (G) Other businesses similar in nature or character as those listed in permitted uses, as determined by the Board of Zoning Appeals.

Section 6755 – M-2 Manufacturing District Prohibited Uses:

Uses not specifically permitted, or conditionally permitted in this district shall be prohibited. Below is a list of expressly prohibited uses. This section should also be referenced when considering a conditional use request to ensure such use is not similar in nature to one of these items.

- (A) Petroleum processing or handling of any type, including propane and associated products or services.
- (B) Truck stop, trucking hub, depot or redistribution hub/warehouse.
- (C) Warehouse or storage business (as a primary use).
- (D) Landfill and/or Solid waste transfer stations.
- (E) Steel plants, chemical plants, manufacture of raw plastic, paper mills, other US EPA Title V-type operations.
- (F) Manufacturing of treated lumber products.
- (G) Construction & Demolition debris transfer station.

Section 6756 - M-2 Manufacturing District Development Standards:

The use of land and structures within the M-2 Manufacturing District shall conform to the following standards.

Maximum building size = 50,000 square feet

Section 6757 – M-2 Manufacturing District Minimum Lot Size (Square Feet):

- (A) Without central water and sewer: Three (3) acres.
- (B) With central water and sewer: One (1) acre.

Section 6758 – M-2 Manufacturing District Minimum Lot Width:

Shall follow the Union County Engineer's Access Management Regulations

Section 6759 – M-2 Manufacturing District Lot Requirements and Setbacks:

- (A) A front setback of ninety (90) feet from centerline of the road shall be required.
- (B) Side setbacks of twenty-five (25) feet shall be required. If the use is adjacent to a residential zoning district or a planned conservation residential district or planned residential district, such side lots shall be one hundred (100) feet from the shared lot line. Where the side lot abuts a road the side lot setback will be ninety (90) feet from the centerline of the road.

- (C) A rear setback of fifty (50) feet shall be required. If the use is adjacent to a residential zoning district or a planned conservation residential district or planned residential district, the rear lot setback shall be one hundred (100) feet from the shared lot line. Where the rear lot abuts a road the rear lot setback will be ninety (90) feet from the centerline of the road.

Section 6760 – M-2 Manufacturing District Maximum Lot Coverage:

- (A) Parcels 10 acres or less
- (1) Principal and accessory buildings – Fifty percent (50%)
 - (2) Buildings plus parking and loading areas – Seventy-five percent (75%)
- (B) Parcels greater than 10 acres
- (1) Principal and accessory buildings – Forty percent (40%)
 - (2) Building plus parking and loading areas – Sixty percent (60%)

Section 6761 – M-2 Manufacturing District Maximum Building Height of Principal Building:

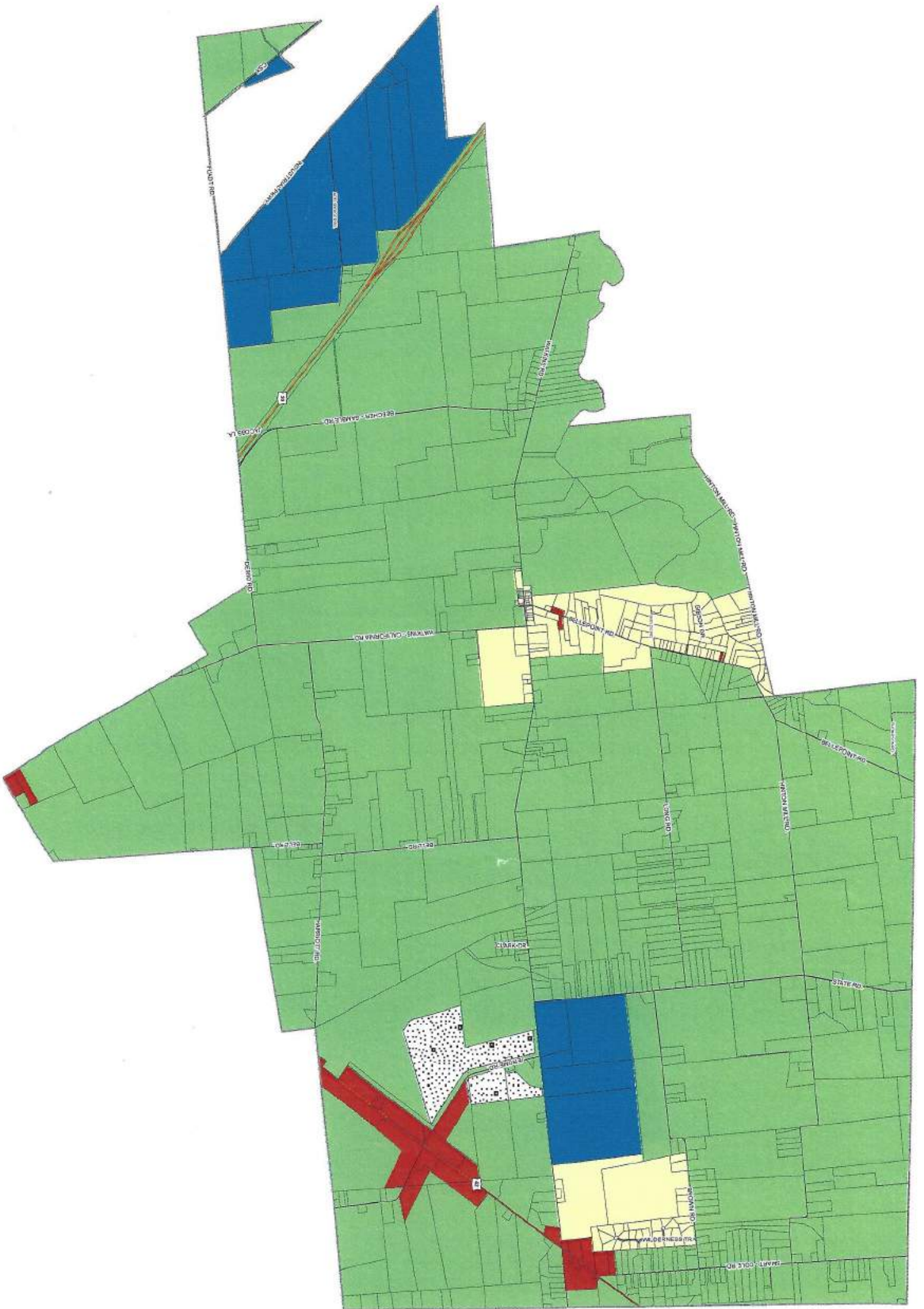
- (A) Principal buildings: Fifty (50) feet

Section 6762 – M-2 Manufacturing District Accessory Buildings:

- (A) Must be located behind the principal structure.
- (B) Maximum of height of thirty-five (35) feet.
- (C) May not be located closer than twenty-five (25) feet to any non-residential property line; may not be located closer than one hundred (100) feet to any residential property line.

Section 6763 – M-2 Manufacturing District Design Standards:

- (A) Landscaping shall comply with Article XIII.
- (B) Mounding, screening and landscaping are required of products and materials that are stored outside where permitted. Outside storage is permitted behind the principal building only (behind the building).
- (C) Off-street parking facilities shall be provided per the requirements of Article XII.
- (D) Off-street loading areas shall be provided per the requirements of Article XII.
- (E) All signs shall comply with the requirements of Article XI.



Pursuant to Section 3030 of the Millcreek Township Zoning Resolution, this is to certify that this Official Zoning Map supercedes and replaces the Official Zoning Map adopted June 5, 2017 as part of Resolution number 1709 of the Township of Millcreek, Union County, Ohio.

[Signature]
Chair, Board of Trustees

[Signature]
Board of Trustees

[Signature]
Fiscal Officer

Millcreek Township Union County



Based on Official Zoning Map
Created on: September 2004
Revised: April 8, 2009
RE: 2008 Amendments
Revised: April 5, 2017
RE: Nov 7, 2016 Amendments
Resolution # 1635
Revised: June 22, 2017
RE: June 5, 2017 Amendments
Resolution # 1709



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Executive Committee Meeting Minutes
Thursday, December 10, 2020

President Ryan Smith called the meeting to order at 1:17 pm.

Roll Call – Brad Bodenmiller

Members present: John Bayliss, Brad Bodenmiller, Ben Wiltheiss for Scott Boyer, Tyler Bumbalough, Tim Cassady, Scott Coleman, Wes Dodds, Todd Freyhof, Todd Garrett, Ashley Gaver, Charles Hall, Kyle Hoyng for Jeremy Hoyt, Steve McCall, Beau Michael, Adam Moore, Tammy Noble, Ryan Smith, Bill Narducci for Jeff Stauch, Ben Vollrath, and Andy Yoder.

Members absent: John Brose, Brian Davidson, Dave Faulkner, Tim Notestine, Jeff Rea, Ryan Shoffstall, George Showalter, and Jason Willis.

Guests present: Regina Rollins, TCC; Eric Snowden, Jerome Township; Megan Sloat, Jerome Township; Chad Henry, Choice One Engineering; Aaron Smith and Heather Martin of LUC Regional Planning Commission.

Minutes – John Bayliss moved a motion to approve the minutes from the November 12, 2020 meeting, as written, and Scott Coleman seconded. All in favor.

Annual Meeting Minutes – Tim Cassady moved a motion to approve the minutes from the Annual Meeting, as written, and Steve McCall seconded. All in favor.

Financial Report – Andy Yoder presented the Financial Report for November. Tyler Bumbalough moved a motion to accept the Financial Report and Todd Garrett seconded. All in favor.

ODOT Reports:

ODOT Reports are available on LUC's website. Ben Wiltheiss reported for District 7. For safety funds, there will not be a spring cycle; the only time to apply will be September 2021.

RTPO:

Tyler Bumbalough read the report from TCC, which is available on LUC's website.

1. Steve McCall moved a motion to adopt the Title VI Program and Charles Hall seconded. All in favor.

New Business:

1. Review of Glacier Pointe Section 2 Final Plat (Union County) – Staff Report by Brad Bodenmiller



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- John Bayliss moved a motion to accept the developer's request to table the Glacier Pointe Section 2 Final Plat and Todd Freyhof seconded. All in favor.
- 2. Review of Glacier Pointe Neighborhood Section 11 Preliminary Plat Extension (Union County) – Staff Report by Brad Bodenmiller
 - Charles Hall moved a motion to accept the recommendation of approval of the Glacier Pointe Neighborhood Section 11 Preliminary Plat Extension and Scott Coleman seconded. All in favor.
- 3. Review of Millcreek Township Zoning Parcel Amendment (Union County) – Staff Report by Aaron Smith
 - Scott Coleman moved a motion to accept the recommendation of approval of the Millcreek Township Zoning Parcel Amendment and Steve McCall seconded. All in favor.

Director's Report

Comments from Individuals:

- Brad Bodenmiller provided an update on the changes to the Executive Committee for 2021. Retiring members gave outgoing remarks.

Adjourn – Charles Hall moved a motion to adjourn the LUC Executive Committee Meeting at 1:50 pm and Steve McCall seconded. All in favor.

Next Scheduled Meeting: Thursday, January 13, 2021, 1:15 pm utilizing Zoom.

President

Secretary

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