



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

Jerome Township Zoning Department

August 8, 2025

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

Re.: Glacier Pointe Section 4 Phase 1 – Final Plat

Dear Mr. Bodenmiller,

I have received the notification of application for approval of the final plat known as Glacier Pointe Section 4 Phase 1 – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

1. The site is zoned Planned Development District (PD), in accordance with the provisions of Case #PD17-125. A detailed development plan, Case #PD17-125 DDP-004, was approved in accordance with the provisions of Chapter 500 of the Zoning Resolution to allow for development at the site. The proposed final plat complies with that approved detailed development plan, and therefore, complies with the applicable zoning regulations for the district.
2. The noted labeled "Note A" on sheet #3 should be modified slightly to read as follows: At the time of platting, the land contained within the boundaries of this plat is subject to the applicable provisions of the Jerome Township Zoning Resolution, and the Township is the zoning authority. At the request of the zoning authority and in compliance with the Subdivision Regulations, this plat shows some of the applicable zoning regulations in effect at the time of the filing of this plat. Said zoning regulations are shown for reference only and should not be construed as creating plat or subdivision restrictions, private use restrictions, covenants running with the lands or title encumbrances of any nature except to the extent specifically identified as such. The applicable zoning regulations may change from time to time and should be reviewed with the zoning authority prior to the construction of improvements to determine the current applicable zoning regulations.
3. The applicant/developer should contact the Township Road Department if they wish to contract for snow removal services for the proposed streets prior to acceptance by the County Engineer.

Either a designee or I plan to attend the meeting of the Commission's Zoning & Subdivision Committee and will be available to answer any additional questions regarding this letter at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Planning Coordinator
Jerome Township, Union County, Ohio