



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Zoning & Subdivision Committee Thursday, February 9, 2012 12:15 pm

Start Time: \_\_\_\_\_

- Minutes from last meeting of December 6, 2011

1<sup>st</sup>: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

1. Zoning & Subdivision Committee Appointments for 2012

2. Jerome Village Preliminary Plat Extension – Staff Report by Wes Dodds

- Adjourn End Time: \_\_\_\_\_

1<sup>st</sup>: \_\_\_\_\_ 2<sup>nd</sup>: \_\_\_\_\_

### Members:

Scott Coleman – Logan County Engineer

Greg DeLong – Marysville Planning

Charles Hall – Union County Commissioner

Jeff Stauch – Union County Engineer

Paul Hammersmith – Dublin Engineer

Fereidoun Shokouhi – Champaign County Engineer

Brad Bodenmiller – Urbana Zoning

Robert A. Yoder – North Lewisburg Administrator

Jenny Snapp – LUC

Wes Dodds – LUC

Heather Martin – LUC

### Guests:

9676 E. Foundry St, PO Box 219  
East Liberty, Ohio 43319

• Phone: 937-666-3431 • Fax: 937-666-6203

• Email: [luc-rpc@lucplanning.com](mailto:luc-rpc@lucplanning.com) • Web: [www.lucplanning.com](http://www.lucplanning.com)



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## STAFF REPORT

FOR CONSIDERATION BY LUC REGIONAL PLANNING COMMISSION EXECUTIVE  
COMMITTEE  
February 9, 2012

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### Jerome Village Preliminary Plat Extension

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- APPLICANT:** Thom Ries  
Terrain Evolution, Inc.  
720 East Broad Street, Suite 203  
Columbus, Ohio 43215
- REQUEST:** Approval of Jerome Village Preliminary Plat Extension.
- LOCATION:** Located on the east side of US Route 42 in Jerome Township, Union County.
- STAFF ANALYSIS:** The LUC Executive Committee reviewed this preliminary plat extension at their February 2010 Meeting. The committee granted **Approval** of the Jerome Village Preliminary Plat contingent on the following:
- Comments from the Union County Engineer's Office must be incorporated;
  - Comments from ODOT must be incorporated;
  - Subject to the implied commitment from the City of Marysville regarding utilities

The applicant is requesting another two-year extension of the approval of the Jerome Village Preliminary Plat. There have been no design or engineering changes since the preliminary plat and construction plans were last reviewed and approved in 2008.



# Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

## Union County Engineer's Office

- The Engineer's Office originally recommended approval with modifications, in accordance with the letter dated, February 11, 2008.
- The Union County Engineer's Office recommends that the Jerome Village Preliminary Plat Extension be granted pursuant to their original comments of February 11, 2008. Please see letter from February 1, 2012 attached.
- Pursuant to Union County Engineer's Letter of February 1, 2012, The Union County Engineer's Office is recommending that the committee discuss the requirement that the developer renew this preliminary master plat in the future, as each pod is going through its own preliminary and final plat.
- **Union County Soil & Water Conservation District**
  - No additional comments received as of February 3, 2012.
- **Union County Health Department**
  - Since the project is served by public sewer and water, the Health Dept. has no further comment.
- **City of Marysville**
  - Marysville's originally recommended approval, in accordance with letter dated February 11, 2008.
  - No additional comments received as of February 3, 2012.
- **Jerome Township**
  - No additional comments received as of February 3, 2012.
- **ODOT District 6**
  - Original review received February 11, 2008 summarized areas of concern on behalf of ODOT. Thom Ries responded to such and addressed all concerns outlined.
  - No additional comments received as of February 12, 2012.

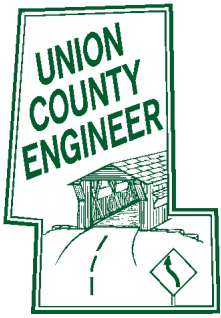
## STAFF RECOMMENDATIONS:

Recommend **APPROVAL** of Jerome Village Preliminary Plat Extension contingent on the comments from the Union County Engineer's Office.

## ZONING & SUBDIVISION COMMITTEE RECOMMENDATIONS:

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**County Engineer  
Environmental Engineer  
Building Department**  
233 W. Sixth Street  
Marysville, Ohio 43040  
P 937. 645. 3018  
F 937. 645. 3161  
[www.co.union.oh.us/engineer](http://www.co.union.oh.us/engineer)

**Marysville Operations Facility**  
16400 County Home Road  
Marysville, Ohio 43040  
P 937. 645. 3017  
F 937. 645. 3111

**Richwood Outpost**  
190 Beatty Avenue  
Richwood, Ohio 43344

*Public Service with integrity*

February 1, 2012

Weston R. Dodds, Director  
LUC Regional Planning Commission  
Box 219  
East Liberty, Ohio 43319

Re: Preliminary Plat Extension  
Jerome Village

Weston,

In response to the developer's request to extend the above preliminary plat, our office has reviewed previous conditions for original approval of said plat. Based on this review, we recommend that the extension be granted pursuant to the attached comments from our office, dated February 11, 2008.

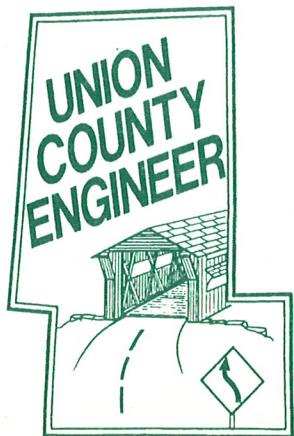
In addition, due to the long term buildout of this development, the preliminary master plat will have to be renewed multiple times over the life of the project under current practice. Because the individual pods within this master development have their own preliminary plat that will go through the review process from the Zoning and Subdivision Committee, I am recommending we revisit the requirement for the developer to renew the preliminary master plat in the future.

Should you have any questions, feel free to contact me at (937) 645-3165.

Sincerely,

Bill Narducci, P.E.  
Project Engineer  
Union County Engineer





**STEVE A. STOLTE, PE/PS**

**COUNTY ENGINEER  
ENVIRONMENTAL ENGINEER**

County Office Building  
233 W. Sixth Street  
Marysville, Ohio 43040

(937) 645-3018  
\*(800) 258-8278 ext. 3018  
\*(inside Union County)

Fax (937) 645-3161

**Email**  
engineer@co.union.oh.us

**Website**  
www.co.union.oh.us

**OFFICE HOURS**  
7:30 a.m. ~ 5:00 p.m.

**MARYSVILLE  
OPERATIONS FACILITY**  
16400 County Home Road  
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(937) 645-3017  
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Richwood, Ohio 43344

**JEFFREY A. STAUCH, PE/PS**  
Assistant County Engineer

**MARY A. SAMPSEL, PE**  
Assistant County Engineer  
Chief Building Official

February 11, 2008

Jenny Snapp, Director  
LUC Regional Planning Commission  
Box 219  
East Liberty, Ohio 43319

Re: Jerome Village Preliminary Plat

Dear Jenny:

We have had the opportunity to review the revised Preliminary Plat for the above-referenced subdivision, dated January 3, 2008 and recommend it be **approved with modifications**. Included in the list below are a few minor technical modifications that should be made on future documents (i.e., construction drawings, final plat).

Due to the sheer size and general nature of this plat, we have also addressed issues that can be attributed to the impact this development will have on the region. These items shall be the responsibility of the developer throughout the phased development of the subdivision. In order to record these responsibilities, we ask that all of these items be made conditions of approval of the plat.

**Streets & Utilities**

- 1a. The west connection of Home Road (to US 42 and Harriott Road) must be constructed at the same time Home Road is constructed inside the subdivision. The developer is responsible for land acquisition on this portion of the road, outside the subdivision boundaries.
- 1b. The east connection of Home Road (east of Jerome Road to Delaware County's Home Road) shall be constructed by the developer at the same time Home Road is constructed inside the subdivision. If assistance with land acquisition for future road r/w outside the subdivision boundaries is needed, the Union County Engineer can offer support to expedite the process. Terms of assistance shall be further defined in an Infrastructure Agreement between the developer and the County, if necessary (see additional information regarding a possible Infrastructure Agreement in Item 2a below).
- 1c. Layout and design of the east and west connections of Home Road are subject to approval by the Union County Engineer. The Home Road intersection with US 42 is also subject to approval by ODOT.

Page 1 of 3

**COUNTY  
ENGINEER**

**ENVIRONMENTAL  
ENGINEER**

**BUILDING  
REGULATIONS**

- 2a. Improvements to existing intersections in the region, not located within the subdivision, shall be constructed by the developer prior to or during construction of the associated phase (or build-out level) of the subdivision that contributes the defining amount of traffic. The required improvements are identified in the Jerome Village TIS dated: August 2006, revised Feb 2007, letter June 18, 2007 and also in the Union County Engineer/Trans Associates review letters dated March 29, 2007 and July 5, 2007. The developer may be required to enter in to an Infrastructure Agreement with Union County at a later date to further address timing of construction and/or monetary responsibility of the subject improvements.
- 2b. At any existing intersection where Jerome Village contributes 2/3 (or more) of the traffic, Jerome Village will be responsible to install 100% of the intersection improvements.
- 2c. Jerome Village is responsible to install the new roadway and intersection network, as shown on the Preliminary Plat.
- 2d. If improvements are warranted for an existing intersection, and it changes the nature of the intersection (i.e., adds a traffic signal, etc.), Jerome Village will be responsible to add turn lanes and/or provide widening at the intersection.
3. The developer will be required to have a specialized sub-consultant review all roundabout designs. Sub-consultant selection shall be submitted to and approved by the County Engineer.
4. Provisions shall be made in the Community Authority to allow for the mowing, regular maintenance, and repair of grass, trees, plants, stormwater facilities, etc. located in medians within the road r/w.
5. Road r/w width for Joshua, Ewing, and James Roads shall be shown as 100' on future documents.
6. Existing drives at the following locations may need to be moved or relocated on to proposed new roads within the subdivision:
  - a. 12359 Jerome Road
  - b. 11591 Jerome Road
  - c. 10611 Jerome Road
  - d. 7530 Brock Road
  - e. 7460 Brock Road
  - f. additional locations may be identified as local road locations are determined throughout developmentThe developer is responsible to contact the existing homeowners, coordinate the new drive location, and construct the driveway. Location and material type for the new drive shall be approved by the County Engineer.
7. Off-site sanitary sewer and water line connections are not shown, due to continued negotiations with the service provider (City of Marysville). When final layouts are determined, both interim and final, they shall be submitted to LUC and the County Engineer as supplemental documents for reference during construction plan review and final plat review.
8. Approval of this Preliminary Plat for the overall network does not in any way relieve Jerome Village Development of the responsibility for infrastructure improvements not shown on the plat. Items not shown on the plat at this time, such as, but not limited to, sanitary sewer connections, water line connections, and off-site traffic improvements will be addressed in subsequent Preliminary Plats for the subdivision.



**General**


9. Prior to approval of the Final Plat, the Developer may be required to execute a Ditch Petition Agreement with Union County, placing stormwater infrastructure and facilities, outside of the road r/w, under County Maintenance.
10. Provide date of survey.
11. Show easements on final plat for utility companies (URE, Ohio Edison, Verizon, Columbia Gas, Time Warner).
12. Label existing road r/w for Wells Road on future drawings.

**Deed Restrictions to be Placed on the Final Plat**

13. Sequence of subdivision construction shall be approved by the Union County Engineer.
14. Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential or other type lot, shall be connected as much as possible to the open space dedicated along Hyland-Croy Road. Connections shall be directly adjacent to the open space along Hyland-Croy or, if the open spaces do not have adjacent property lines, connection shall be made through a contiguous open space, where possible.
- 15a. The "blanket restrictions" listed on the Access Management Plan shall be restated on the Final Plat.
- 15b. Future local road locations are subject to approval by the Union County Engineer. Final location and design shall be submitted to and approved by the County Engineer prior to platting of lots, groups of lots, or pods.
16. Stormwater calculations performed for each subarea/pod shall use the watershed characteristics identified in the Preliminary Plat.
17. Add Union County Standard Deed Restrictions:
  - a. Residential & Commercial – 1 thru 5, 6a, 7, 8
  - b. Residential Only – 11
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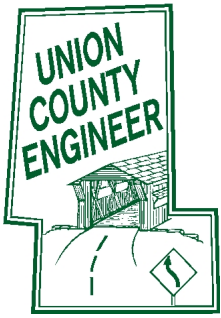
In accordance with Sections 317 through 326 of the Union County Subdivision Regulations, additional information is required from the developer prior to further document approvals, construction, and/or filing of the Final Plat. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations.

Sincerely,



Joanna M. Pinkerton, PE  
Project Engineer

xc: Steve Stolte  
Jeff Stauch  
Randy Loebig  
Thom Ries  
Bob Scheiderer



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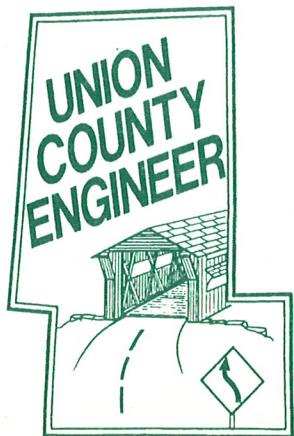
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Sincerely,



Joanna M. Pinkerton, PE  
Project Engineer

xc: Steve Stolte  
Jeff Stauch  
Randy Loebig  
Thom Ries  
Bob Scheiderer



## Zoning & Subdivision Committee

The Zoning and Subdivision Committee met in regular session on Thursday, February 9, 2012, at 12:20 pm at the LUC Office in East Liberty. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Scott Coleman, Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Heather Martin, Bill Narducci, Jeff Stauch, and Andy Yoder. Absent members included: Fereidoun Shokouhi and Jenny Snapp. Guest attending was Thom Reis, Terrain Evolution.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Minutes of the December 6, 2011, meeting were approved as written with Charles Hall making the first motion to approve and Andy Yoder making the second motion. All in favor.

1. Zoning & Subdivision Committee Appointments for 2012
  - Discussion was held regarding adding another appointment from Logan County. A follow up call will be made to Village of Russells Point to invite the new Code Enforcement Officer to sit on the Zoning and Subdivision Committee. Charles Hall made the first motion to recommend the current members and another member from Logan County and Brad Bodenmiller made the second motion to recommend the current Zoning and Subdivision Committee members and the addition of another member from Logan County. All in favor.
  - Brad Bodenmiller made the first motion to nominate Scott Coleman as Chair and Greg DeLong as Vice-Chair. Charles Hall made the second motion to nominate Scott Coleman as Chair and Greg DeLong as Vice-Chair. All in favor.
2. Jerome Village Preliminary Plat Extension – Staff Report by Wes Dodds
  - Paul – I think unless something changes there's no reason to go back every two years to renew the master plan.
  - Charles – if there's a change in the master, surely we'd want to take a look at that but just to renew what's out there doesn't make sense.
  - Jeff – What constitutes a small change that's not really concerning versus a large change?
  - Bill – With the zoning that's changed a little bit with shifting pods around, there are possible changes. There's bound to be changes moving forward. I'd support what Charles said if there's a change.
  - Paul – What we're referring to is coming in on the renewal process, to not make them do that?
  - Greg – Was there a reason they did it this way?





## Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

- Thom – We were asked to. The reason we pushed through a preliminary plat with the entire project is because at that time we didn't have our utilities and we were struggling to work out the group agreement on how we were going to provide service to it. Steve Stolte wanted us to make sure we got through the preliminary plat and zoning. Plus, it does provide an overall structure and goal. Obviously with the magnitude and duration it's going to take to work through this thing it's going to take tweaks to get through it. Even a routine visit to the meeting to keep the committee informed of what's going on and the status is good.
- Scott – What's been completed?
- Thom – I'm not at liberty to say. GPN-7, two-thirds of that pod has been constructed. The last third is pre-con Monday to go to construction. Engineering plans for GPN-6 have been submitted for review and comments so that we can get that portion under construction as soon as possible. We have a new builder at the table. Also have plans for Ryan Parkway that runs along the north side of GPN-6, those engineering plans are also in for review and comments. It is my clients desire to potentially construct that this year. We are behind scheduled for Hyland-Croix that may also get on the table. Homes are being closed on so we've got positive movement. In conjunction with GPN-6 construction we've had one meeting in regards to proposing left turn lanes for Brock Road. There's a previously executed agreement between Jerome Village and Edwards that whoever gets there first has to build it, pay for it, and then work it out with the other developer.
- Paul Hammersmith made the first motion to recommend the approval of the Jerome Village Preliminary Plat Extension as requested for 24 months. Brad Bodenmiller made the second motion to recommend the approval of the Jerome Village Preliminary Plat Extension as requested for 24 months. All in favor.
  - Charles Hall requested to Heather that she add an appointment on her calendar for January 2014, to send a notice to Thom Reis to notify him of the plat renewal deadline.

The Zoning and Subdivision Committee adjourned at 12:54 pm with Paul Hammersmith making the first motion to adjourn and Charles Hall making the second motion to adjourn. All in favor.

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