



Staff Report – Thomas Industrial Project

Applicant:	<p>Warner Road Jerome Propco, LLC c/o Charles Yudd PO Box 1163 Midtown Station New York, NY 10018 charles.yudd@jklndholdings.net</p> <p>Civil Solutions Associates, Inc. c/o Robert Bailey & Connor Devine 7450 Industrial Parkway, Unit B Plain City, OH 43064 cdevine@civilsolutions.net rbailey@civilsolutions.net tkasak@urban-ltd.com</p>
Request:	Approval of Thomas Industrial – Preliminary Plat.
Location:	Located on the west side of Industrial Parkway between Warner Road and Weldon Road in Jerome Township, Union County.

Staff Analysis:	<p>This Preliminary Plat involves 115.001 acres of land and proposes 1 data center campus lot.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ A break-down of acres in right-of-way and acres in data center campus lots was not provided. ○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ City of Maryville public sanitary waste disposal <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 09-06-24. Some of those comments are listed below and summarized for reference. (Please refer to letter for all comments.) <ol style="list-style-type: none"> 1. Change “Future R/W” label to “Proposed R/W”. 2. All appropriate OEPA/ODNR/ACOE permitting will be required prior to the start of construction. 3. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.
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	<ul style="list-style-type: none">4. Detail flood routing swales, including 100-year water surface elevations, ensuring at least 1' of freeboard between the 100-year water surface and finished grade elevations of all building structures.5. Provide a stormwater management report for review.6. Provide detailed Construction Drawings to private utility providers. <ul style="list-style-type: none">○ In a follow-up email dated 09-09-24, the Engineer's Office confirmed the variance for a through lot was approved by the Union County Commissioners. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ In an email dated 08-30-24, the District advised it had no comments.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 09-04-24. Standard comments from the Health Department are below:<ol style="list-style-type: none">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<ul style="list-style-type: none">○ The City submitted comments in an email dated 09-04-24. Some of the submitted comments are listed
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below and summarized for reference. (Please refer to email for all comments.)

1. Label existing sanitary easement along Warner Road and existing utility easement along Industrial Parkway.
2. Provide and label 30' sanitary easement along the west side of Industrial Parkway outside of existing right-of-way and existing easements.
3. Provide and label 30' utility easement flanking the right-of-way along the north side of Weldon Road.

• **Jerome Township**

- Jerome Township submitted comments in a letter dated 09-06-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to letter for all comments.)

1. All references to “overlay” or “Innovation Planned Development District” should be removed. The overlay is not being applied to this lot.
2. Label the front yard setback along frontages as “B/S” or “Building Setback”.
3. All references to side or parking setbacks should be removed.
4. The Building Setback at the southeast corner of the site should follow the right-of-way line.

• **ODOT District 6**

- No comments received as of 09-04-24.

• **Union Rural Electric (URE)**

- URE submitted comments in a letter dated 08-29-24. **Some** of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)

1. In its letter, URE provided its easement requirements.

• **LUC Regional Planning Commission**

1. LUC Staff understands one lot is proposed. Please label this “Lot 1”. Adding or removing lots may require an Amended Preliminary Plat. This comment was made during the Sketch Plan (§313, 15.).
2. Sheet 1: The scale appears to be incorrect (§313, 5.).
3. Sheet 2-6: The proposed right-of-way should be



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	<p>dimensioned on all sides. Please review and add on the Final Plat (§313, 12.; §313, 15.).</p> <ol style="list-style-type: none"> 4. Sheet 1: The vicinity map provided does not include the required information. Also, the placement of the star indicating the site location appears to be incorrect. Include required information and correct site location on Final Plat (§314, 9.). 5. Please consider whether it makes sense to depict the electric easement as “to be vacated” if it is not vacated at the time of the Final Plat. 6. The Subdivision Regulations read, “Through Lots shall be avoided except where the Regional Planning Commission determines that it is essential to provide separation of residential development from arterials or collectors” (§413, 4.). “The approval of any variance shall take place prior to any action by the Regional Planning Commission” (§705). Please add the date and resolution number of the variance to the title sheet of the Final Plat. 7. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414). 8. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.). 9. A letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.). 10. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).
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<p>Staff Recommendations:</p>	<p>Staff recommends <i>CONDITIONAL APPROVAL</i> of Thomas Industrial Project – Preliminary Plat with the <i>condition</i> that all comments/modifications from LUC and reviewing agencies, related to the Subdivision Regulation requirements, shall be incorporated into the Construction Drawings and Final Plat. The developer shall ensure that prior to Final Plat submittal, all requirements and items</p>
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Logan-Union-Champaign regional planning commission

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	outlined in the Union County Subdivision Regulations are incorporated in the Final Plat prior to submittal.
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Z&S Committee Recommendations:	Options for action: <ul style="list-style-type: none">○ <i>Approval</i>○ <i>Conditional Approval (state conditions)</i>○ <i>Denial (state reasons)</i>○ <i>Table (if requested)</i>
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