



Zoning & Subdivision Committee
Thursday, August 14, 2014 12:15 pm

Start Time: _____

- Minutes from last meeting of July 10, 2014

1st: _____ 2nd: _____

1. Review of Jerome Village GPN-8 Final Plat (Jerome Township, Union County) – Staff Report by Brad Bodenmiller
2. Review of Parcel Amendments, Village of Huntsville (Logan County) – Rezoning of parcels 24-048-11-02-008; 24-048-11-02-003-000 and 24-048-11-02-002-000 from R-1 and R-2 to B-2 Local Business District – Staff Report by Brad Bodenmiller
3. Review of Parcel Amendments, Jerome Township (Union County) – Rezoning of 32.68 acres located at Mitchell-Dewitt Road/Industrial Parkway from B-12 Institutional or Quasi-public and U1 Rural District to PUD Planned Unit Development - Staff Report by Brad Bodenmiller

- Adjourn End Time: _____

1st: _____ 2nd: _____

Members:

Scott Coleman – Logan County Engineer
Greg DeLong – Marysville Planning
Charles Hall – Union County Commissioner
Jeff Stauch – Union County Engineer
Paul Hammersmith – Dublin Engineer
Steve McCall – Champaign County Engineer
Pam Babjack – Urbana Zoning
Robert A. Yoder – North Lewisburg Administrator
Weston R. Dodds – City of Bellefontaine
Jim Cox – LUC
Heather Martin – LUC
Skyler Wood – LUC
Brad Bodenmiller - LUC

Guests:



Staff Report – Jerome Village GPN-8

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 720 East Broad Street, Suite 203 Columbus, OH 43215 jwollenberg@TerrainEvolution.com</p>
Request:	Approval of the Jerome Village GPN–8 (Glacier Park Neighborhood) Final Plat.
Location:	Located north of Brock Road & west of Hyland Croy Road in Jerome Township, Union Co.

Staff Analysis:	<p>This Final Plat is for the Glacier Park Neighborhood (GPN) 8 of the Jerome Village Development. GPN–8 will have a total of 10.173 acres in right-of-way, 24.792 acres in single-family residential lots, and 30.068 acres in reserves, totaling 65.033 acres. GPN–8 will have a total of 81 lots in Phase 1 and 10 lots in Phase 2, totaling 91 lots for single-family residential development. The proposed method of supplying water service is through the City of Marysville Public Water System and the proposed method of sanitary waste disposal is the Eversole Run Sewer District (vacuum sewer collection system) and City of Marysville treatment.</p> <p>The GPN–8 Preliminary Plat was approved on November 14 of 2013.</p> <ul style="list-style-type: none">• Union County Engineer's Office<ul style="list-style-type: none">○ Per the attached email and letter dated August 7, 2014, the Union Co. Engineer's Office required and received a performance bond for the full cost of the subdivision improvements. That bond was approved by the Union Co. Commissioners.• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ No comments as of August 7, 2014.
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Staff Report – Jerome Village GPN-8

• Union County Health Department

- Per an email dated August 6, 2014, the Union County Health Department submitted the following comments: *"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 being serviced by a private water system (PWS) and/or sewage treatment system (STS)." In addition, "Any home or business that is currently being serviced by a private STS and ends up being situated within 200 feet of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department." Further, "If at any time during the development of the subdivision a PWS (well, cistern, etc.) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and/or abandonment of PWS or STS."*

• City of Marysville

- In an email dated August 6, 2014, the City of Marysville had minor technical items regarding GPN-8 that should be incorporated into the Final Plat Mylar for the August 14, 2014, LUC meetings:
 - ✓ General: There should be a clear delineation within this plat regarding the divide/phase line between Phase 1 and Phase 2.
 - ✓ Sheet 1: The Utility Easement language should **specifically mention "water lines" when** describing the type of utilities that are permitted to be maintained within these areas.
 - ✓ Sheet 2: Provide a dimension and label for the presumed utility easement along Brock Road.
 - ✓ Sheet 4: Label the easement along Ryan Parkway along the eastern boundary of this Section of the development.

• Jerome Township

- Per an email dated August 6, 2014, Jerome Township has reviewed GPN-8 and has no concerns with the Final Plat as proposed.
- Per an email and letter dated August 8, 2014, Jerome Township confirmed the proposed Final Plat conforms



Staff Report – Jerome Village GPN-8

	<p>to Jerome Township zoning and final development plans submitted to and approved by the Township.</p> <ul style="list-style-type: none">• ODOT District 6<ul style="list-style-type: none">○ No comments as of August 7, 2014.• Union Rural Electric/URE<ul style="list-style-type: none">○ No comments as of August 7, 2014.• LUC Regional Planning Commission<ul style="list-style-type: none">○ The City of Marysville comments should be incorporated into the Mylar printing for the August 14, 2014, LUC meetings.
Staff Recommendations:	LUC Staff recommends APPROVAL of the Jerome Village GPN – 8 Final Plat pending that all minor technical items addressed above be incorporated into the Final Mylar.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Application for Final Plat Approval

Date: _____

Name of Subdivision: _____

Section/Phase: _____ Block _____

Location: _____

Township: _____ Military Survey: _____

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

Has a Preliminary Plat been approved for this subdivision?: Yes ____ No ____ Date: _____

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

Acreage w/in Approved Preliminary Plat: _____ Acres

Acreage w/in Section and/or Block: _____ Acres

Number of **APPROVED** lots from Preliminary Plat _____

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

• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

Number of Lots **PROPOSED** w/in this Section: _____

Number of **APPROVED** units from Preliminary Plat: _____

Number of Units **PROPOSED** w/in this Section: _____

Typical Lot Width: _____ Feet Typical Lot Area: _____

Single Family Units: _____ Sq. ft Multi-Family Units: _____

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

Recreation facilities to be provided: _____

Approved method of Supplying Water Service: _____

Approved method of Sanitary Waste Disposal: _____

Were any Requests for Variance(s) from the Subdivision Regulations approved by the County Commissioners? _____

Approved 50' right-of-way Widths Resolution #306-09 Date 6-11-09

Construction improvements have achieved satisfactory completion and has been Certified by the County Engineer in accordance with Section 326 and 330 of the Subdivision Regulation? *If no, continue to next question.* _____

If no to the above question, please submit a Performance Bond in accordance with the following:

Has estimated construction cost been submitted by the responsible design engineer? _____

Has estimated construction cost been approved by the County Engineer? _____

Bond has been submitted to County Engineer? _____

Bond approved by County Commissioners? _____

For Official Use

Date filed: _____ Filing Fee: _____

Date of Meeting of Planning Commission: _____

Action by Planning Commission: _____

If rejected, reason(s) for: _____

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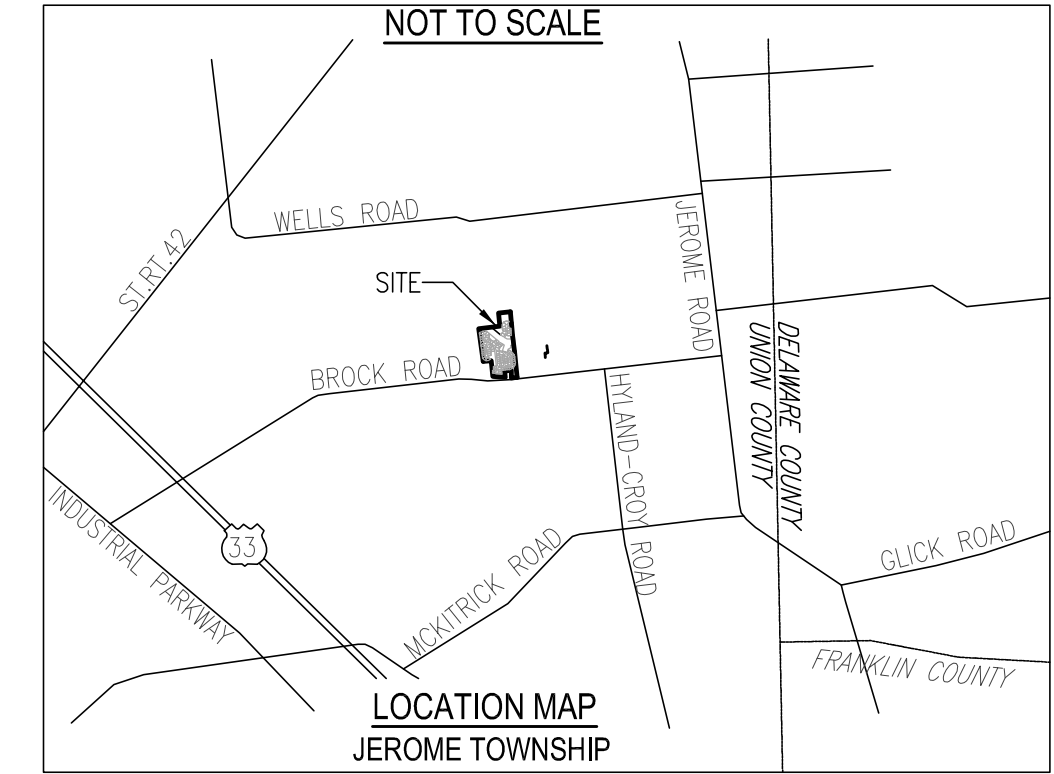
FINAL PLAT REVIEW CHECKLIST			
#	Required Item Description	HAVE	NEED
0	Drawn at a scale not less than 1:100 and shall be on one or more sheets 24" X 36"; drawn in India ink or photographically reproduced on Mylar or other materials of equal permanence.		
1	Name of the Subdivision, location by section, range or township, or Virginia Military Survey (VMS) number; date, north point, written and graphic scale and acreage.		
2	Names and addresses of the subdivider and the professional surveyor who prepared the Final Plat		
3	Plat boundaries, based on accurate traverse, with directional and lineal dimensions.		
4	Bearings and distances to nearest established street lines or other recognized permanent monuments.		
5	Exact locations, right-of-way widths, and names of all streets within and adjoining the plat; building setback lines.		
6	Radii, internal angles, points of curvature, tangent bearings, lengths of arcs, and lengths and bearings of chords.		
7	All easements and rights-of-ways provided for public services or utilities. All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas.		
8	All lot numbers and lines with accurate dimensions in feet and hundredths. House numbers may be required to be shown.		
9	Accurate location and description of all monuments. The plat shall clearly indicate which monuments are in place at the time of certification of the Final Plat by the surveyor. The plat shall also clearly indicate which monuments will be placed, if any, after construction of the improvements and before the completion date.		
10	Accurate outlines of areas to be dedicated or reserved for public use, or any area to be reserved for common uses of all property owners.		
11	The limits of all Flood Hazard Areas (show the FEMA map number and date). Base Flood Elevations and minimum first floor elevations shall be shown for all lots located within Flood Hazard Areas.		
12	Certain restrictions and covenants the subdivider intends to include in the deeds to the lots in the subdivision including any restrictions required by the County.		
13	Certification by a professional surveyor to the effect that the plat represents an actual field survey performed by him; that all dimensional details are correct, and that the monuments shown thereon were or will be placed by the established completion date or prior to the sale of each lot, whichever occurs first (See Section 326).		
14	Notarized certification by the owner or owners of the authorization of the plat and the dedication of streets and other public areas.		
15	A vicinity map at a scale of generally not more than six thousand feet to an inch (6,000:1) shall be shown on, or shall accompany the Final Plat.		



Logan-Union-Champaign regional planning commission

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16	If a zoning change or variance is involved, a letter from the Township Zoning Inspector shall be required indicating that the change or variance has been approved and is in effect.		
17	A letter from the County Engineer shall be required showing that all required improvements have been either installed and approved by the proper officials or agencies, or that a bond or other surety has been furnished assuring installation of the required improvements.		
18	Written certification from the Board of County Commissioners for operation and maintenance of the wastewater or water treatment plant, if applicable. N/A		
19	Certification by a registered surveyor to the effect that the plat represents a survey completed by the surveyor and that the monuments shown thereon exist as located in all dimensional details are correct.		
20	A notarized acknowledgement of all owners and lien holders to the plat and its restrictions including dedication to the public uses of streets, alleys, parks and other spaces shown thereon and granting required easements.		
21	Approval and acceptance clause for the signatures of a representative of the Logan-Union-Champaign County Regional Planning Commission, the County Engineer, the County Health Department, the Board of County Commissioners, the County Auditor, the County Recorder, and a representative of the Township Trustees in which the subdivision is located.		
22	Final Plat Fees: Payment/Check made out to LUC Regional Planning Commission, based on the current fee schedule.		



GLACIER PARK NEIGHBORHOOD SECTION 8, PHASE 1 & PHASE 2 ARE SUBJECT TO JEROME VILLAGE MASTER DEED DECLARATION AND RESTRICTIONS AS RECORDED IN VOLUME 907 PAGES 572 UNION COUNTY RECORDER'S OFFICE, AS AMENDED, THE RESIDENTIAL PROPERTY OWNERS ASSOCIATION DEED DECLARATION, RESTRICTIONS AND BYLAWS AS RECORDED IN VOLUME 911 PAGE 922 UNION COUNTY RECORDER'S OFFICE AND THE DECLARATION OF COVENANTS, RESTRICTIONS AND AGREEMENTS FOR JVCA AS RECORDED IN VOLUME 859 PAGE 275 UNION COUNTY RECORDER'S OFFICE.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY

Residential and Commercial

- There shall be no discharge in to any streams or storm water outlets of any waste materials in violation of applicable local, state, or federal regulations.
- Grading of the storm water retention areas shall not be changed.
- The lot owner and his successors and assigns agree to assume any and all maintenance charges which are established by the Union County Commissioners for this subdivision.
- No construction may begin or building started without the individual lot owner obtaining zoning, building, water & sewer tap, and driveway permits. Zoning permits are to be obtained from the Township Zoning Inspector. Building permits are obtained from the Union County Building Regulation Department and driveway permits are obtained from the Union County Engineer's Office. Water & sewer tap permits are obtained from the applicable service provider.
- The lot owner and his successors and assigns agree to assume any and all sanitary sewer and water service charges which are established by the applicable provider.
- All construction shall meet the requirements of the Township, Union County, and other applicable code authorities.

Residential Only

- Downspout drains shall not be connected directly to roadway underdrains.

Miscellaneous Restrictions/Notes

- This subdivision is located adjacent to lands which may be used for agricultural/farming purposes. Lot owners can expect noise from farm machinery, dust from farming operations, the application of chemicals to the soil and crops, odors and noise from livestock, and other typical farming nuisances. Owners can expect farming operations to happen day or night. You can expect hunting on agricultural land. Do not expect to use agricultural lands for your purposes without first getting permission from the land owner. Do not allow your children to play on agricultural lands. Do not discard clippings and trimmings from lawns, tree, bushes, plants, etc. or other wastes that you may generate on agricultural land. Dispose of all wastes appropriately. Additionally, there may be existing ditches, surface swales or underground tiles that drain water from adjacent land on to or through your property. You have a legal responsibility to allow the reasonable flow of water on to or through your property from upground properties. You also have a legal responsibility to maintain and repair any ditches, surface swales or underground tile on your property.
- Parking: Union County may restrict or eliminate on-street parking along the side of the pavement within Cranberry Drive, Indigo Drive, Bayberry Way, and Pagoda Way except where designated along Pagoda Way with striping. The owners of the fee simple titles to all of the lots in Glacier Park Neighborhood Section 7, Phase 3 Subdivision, their heirs, successors and assigns, hereby waive any and all objections to said parking restriction or elimination.
- Utility Providers: Buyers of the lots in this subdivision are hereby notified that, at the time of platting, utility service to this subdivision for electric power is provided by Union Rural Electric, telephone service is provided by Frontier or Time Warner, and natural gas is provided by Columbia Gas.

Jerome Village Blanket Restrictions

- No individual driveways permitted on: Home Road, Jerome Road, Hyland-Croy Road, Ewing Road, US 42, Seely Road, James Road, Joshua Road, Eversole Parkway, Wells Road, Ryan Parkway, Brock Road
- Driveways for individual lots, whether commercial, residential, or other, shall not be permitted on major or minor collector roads. All driveways shall connect to local roads within a sub area.
- All new local road connections are subject to stopping sight distance and intersection sight distance requirements.
- All restrictions are minimum requirements. If conflict arises between access restrictions and an intersection improvement (i.e., turn lane tapers, roundabout tapers, etc.), the intersection improvement shall govern and access restrictions shall be adjusted accordingly. The County Engineer shall have final say on all relocated access locations.
- If conflict arises between the access restrictions and Union County access management standards, the County Engineer shall determine which standard is to be applied.
- No on-street parking permitted on Hyland-Croy, Jerome, Ryan, Seely, Wells, Brock, Eversole, Ewing, Joshua, or Home Road.
- No on-street parking within GPN-7 Phase 3, except where designated along Pagoda Way..
- Open spaces, whether existing or created during platting of a pod, or during development of a commercial, residential, or other type of 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 Road or, if the open spaces do not have adjacent property lines, connection shall be made through contiguous open space, where possible.
- 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.

Jerome Village Blanket Notes

- Note A: All of Jerome Village is in the flood hazard zone X (areas outside the 500-year flood plain) on the Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 39159C0390D, effective date December 16, 2008.
- Note B: Be advised; a subsurface drainage system may exist on this site. The system and/or outlet if located on this property must be maintained at all times.
- Note C: All storm water drainage including flood routing, open ditches and basins which accept public storm water, will be a part of the Union County ditch maintenance program. Each subarea will file a separate ditch maintenance petition.
- Note D: All log jams, etc. shall be removed from streams that will be a part of the Union County ditch maintenance program.
- Note E: All easements and setbacks for stream maintenance shall be reviewed by Union County Soil & Water Conservation District for access to said streams prior to acceptance.
- Note F: Removed (not applicable to GPN-8)
- Note G: Existing and proposed trees are allowed within right-of-way if roadway is curbed and posted speed is 35 mph or less. County Engineer to review on case by case basis for all other conditions.
- Note H: Vegetated swales, including rain gardens & bio-swales, are to be graded within median of road right-of-way to provide required drainage. Ponding depths within median are not to exceed 8" and are to drain within 36 hours. No permanent pools will be allowed within road right-of-way.
- Note I: Construction drawings of GPN-8 are to include detailed plans of bike path connection to Glacier Ridge Metro Park.
- Note J: Mounding, landscaping, or guardrail may be required between stormwater retention/detention facilities and road right-of-way, if the edge of water is within 100' of the edge of pavement.

Utility Easements

We the undersigned owners of the within platted land, do hereby grant unto Jerome Village Community Authority - Eversole Run Sewer District, the City of Marysville, Union Rural Electric, Frontier Communications, Time Warner Cable, Columbia Gas, and their successors and assigns (Hereinafter referred to as grantees) A permanent right-of-way and easement a minimum of ten (10) feet in width under, over, and through all sublots and all lands owned by the grantor shown hereon and parallel with and contiguous to Black Oak Drive, Sugar Maple Drive, Ivy Chase, Rosebud Way and Emelia Place and also upon land as depicted hereon to construct, place, operate, maintain, repair, reconstruct or relocate such underground electric, gas and communication cable, ducts, conduits, pipes, gas pipe lines, surface or below ground mounted transformers and pedestals, concrete pads and other facilities as deemed necessary or convenient by the grantees for distributing, transporting, and transmitting electricity, gas and communication signals for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with the installation and maintenance, right to install, repair, augment, and maintain service cables, and pipe lines outside the above described easement premises or the right of access, ingress and egress to and from any of the within described premises for exercising any of the purposes of this right-of-way and easement grant.

Drainage Easements

We the undersigned owners of the platted land, do hereby by grant unto Union County and their successors and assigns (hereinafter referred to as grantees), a permanent easement within areas designated "Drainage Easement", "Utility Easement" and "Drainage and Utility Easement" to construct, operate, maintain, repair, reconstruct or relocate drainage facilities such as storm sewers, drainage swales or courses and other facilities as deemed necessary or convenient by the grantees for drainage required for public and private use at such locations as the grantees may determine upon, within, and across said easement premises. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns or any other structure within said easement premises which may interfere with the installation and maintenance of drainage facilities.

Jerome Village Variances

- Variance from the Union County Subdivision Regulations, Section 406, minimum right-of-way widths to allow a 50' right-of-way width for all local street classifications within Jerome Village. Resolution #306-09. Dated 6-11-09.

Glacier Park Neighborhood Section 8 - Phase 1 & Phase 2

PART OF VMS 2991, VMS 5261, AND VMS 6310, JEROME TOWNSHIP, UNION COUNTY, STATE OF OHIO

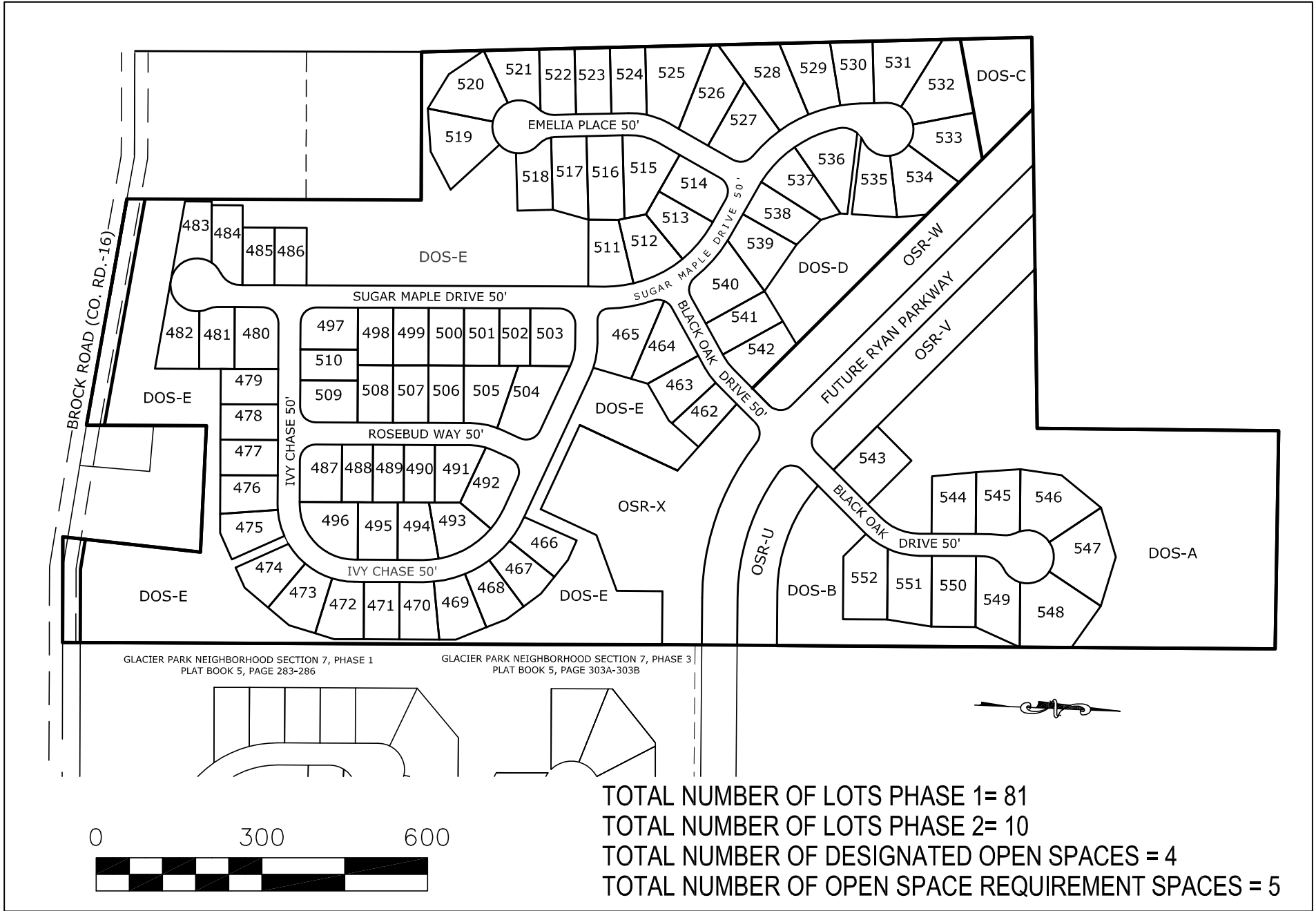
Sheet Index:

- Sheet 1 - Title/Signature Sheet
Sheets 2 thru 3 - Detail Sheets for Phase 1
Sheet 4 - Detail Sheet for Phase 2

Basis of Bearings:

The bearings shown hereon are based on the Ohio State Plane System (North Zone) as established by GPS observations.

Situated in Survey 2991, Survey 5261, and Survey 631 of the Virginia Military Survey, Jerome Township, Union County, State of Ohio and being a 17.767 acre tract conveyed to Jerome Village Company, LLC by deed of record in Official Record Volume 1038, Page 647, a 15.453 acre tract conveyed to Jerome Village Company, LLC by deed of record in Official Record 1038 , Page 643, a 10.605 acre tract conveyed to Jerome Village Company, LLC by deed of record in Official Record 1038, Page 651, a 10.604 acre tract conveyed to Jerome Village Company, LLC by deed of record in Official Record 1038 , Page 655, and a 10.604 acre tract conveyed to Jerome Village Company, LLC by deed of record in Official Record 1038 , Page 659.



OVERALL VIEW OF LOTS

SCALE = 1"=300'

AREA TOTALS:

20.899 AC. TOTAL OF PHASE 1 LOTS
3.893 AC. TOTAL OF PHASE 2 LOTS
24.792 AC. TOTAL OF ALL LOTS

0.853 AC. PHASE 1 RW
6.814 AC. PHASE 2 RW
2.506 AC. RYAN PARKWAY RW
10.173 AC. TOTAL RIGHT OF WAY

20.776 AC. DESIGNATED OPEN SPACE (DOS)
9.292 AC. OPEN SPACE RESERVE (OSR)
30.068 AC. TOTAL OPEN SPACE

65.033 AC. TOTAL AREA PLATTED

SETBACK INFORMATION:

Front Yard - 25' from RW
(Unless otherwise noted on plat)

Rear Yard - 30' minimum

Side Yard- 5' minimum

SURVEYOR CERTIFICATION:

We, Korda/Nemeth Engineering Inc., do hereby certify the following:

-The accompanying plat represents a subdivision of land in VMS 2991, VMS 5261, and VMS 6310, Jerome Township, Union County, Ohio.

-The tract has an area of 10.173 acres in streets, 24.792 acres in lots, and 30.068 acres in Reserves making a total of 65.033 acres.

- That this plat was prepared by us and is based on a field survey performed in May 2013;
- All dimensions are shown in feet and decimal parts thereof; dimensions shown along curved lines are arc distances, (R) designates a radial line;

-This property is located in Zone X per F.E.M.A. Community Panel No. 39159C0390D dated December 16, 2008.

- Monumentation set at the locations shown hereon consist of a $\frac{5}{8}$ inch steel reinforcing rod, 30 inches in length affixed with an orange plastic cap bearing the inscription "Korda" and "PS 7803".

- I hereby certify that the accompanying plat is a correct representation of Glacier Park Neighborhood Section 8, Phase 1 & Phase 2 as surveyed May 29, 2013.

Signed and sealed this _____ day of _____, 2014.

Daniel L. Quick, P.S.

Registered Professional Surveyor No. 7803

PARCEL BREAKDOWN:

DEVELOPER:
Jerome Village Company, LLC.
375 N. Front Street
Suite 200
Columbus, Ohio 43215
Contact: Gary Nuss

SURVEYOR:
Korda Engineering Inc.
1650 Watermark Drive
Columbus, Ohio 43215
Contact: Dan Quick, P.S.

PARCEL NUMBER	MAP/GIS NUMBER	ACREAGE
1700120490000	1260000091000	17.767 AC.
1700120491000	1260000091001	15.453 AC.
1700110131000	1260000092001	10.604 AC.
1700110132000	1260000092002	10.605 AC.
1700110130000	1260000092000	10.604 AC.

LUC. R.P.C. FILE # _____



Korda/Nemeth Engineering, Inc - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL: 614-487-1650 FAX: 614-487-8981 WEB: www.korda.com

Know all men by these presents that Jerome Village Company, LLC. owner of the land indicated on the accompanying plat, have authorized the platting thereof and do hereby dedicate all right-of-way and easements shown hereon to the public use forever.

In witness thereof, the following have set their hand
this _____ day of _____, 2014.

Jerome Village Company, LLC:

By: Nationwide Realty Investors, Ltd., its manager

By: _____
James Rost, Vice President

Signed and acknowledged in the presence of:

Signature: _____
Witness

Printed Name: _____

Signature: _____
Witness

Printed Name: _____

STATE OF OHIO
COUNTY OF UNION

Before me, a Notary Public in and for said County, personally appeared James Rost, Vice President and Operating Officer of Nationwide Realty Investors, Ltd., as manager of Jerome Village Company, LLC, who acknowledged the signing of the foregoing instrument to be his voluntary act and deed for the uses and purposes therein expressed.

In witness thereof, I have hereunto set my hand and affixed my official seal this
_____ day of _____, 2014.

Signature: _____ My commission expires: _____
Notary Public

Reviewed this ___ day of _____, 2014: _____ Chairman
Jerome Township Trustees

Approved this ___ day of _____, 2014: _____
Union County Engineer

Approved this ___ day of _____, 2014: _____
LUC Regional Planning Commission

Approved this ___ day of _____, 2014: _____
Union County Commissioner

Union County Commissioner

Union County Commissioner

Transferred this ___ day of _____, 2014: _____
Union County Auditor

Recorded this ___ day of _____, 2014 at _____ am/pm in

Plat Cabinet _____, Slide _____
Union County Recorder

CENTERLINE CURVE DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CL1	102.18'	204.50'	28°37'40"	N 08°13'55" E	101.12'
CL2	64.87'	150.00'	24°44'38"	S 06°18'24" W	64.36'
CL3	64.87'	150.00'	24°44'38"	N 83°41'36" W	64.36'
CL4	152.75'	300.00'	29°10'23"	N 20°40'07" W	151.11'
CL5	164.39'	300.00'	31°23'44"	N 50°57'11" W	162.34'
CL6	41.72'	150.00'	15°56'04"	N 46°46'39" E	41.58'
CL7	81.35'	150.00'	31°04'22"	S 07°48'46" W	80.36'
CL8	122.59'	138.88'	50°34'35"	S 06°48'16" W	118.65'
CL9	117.13'	150.00'	44°44'21"	N 16°26'27" E	114.17'
CL10	88.72'	150.00'	33°53'17"	S 11°00'54" W	87.43'
CL11	13.55'	533.00'	1°27'23"	S 51°55'04" E	13.55'

PROPERTY CURVE DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	6.31'	175.00'	2°03'56"	N 39°50'36" E	6.31'
C2	42.36'	175.00'	13°52'08"	N 47°48'37" E	42.26'
C3	23.29'	35.00'	38°07'06"	S 35°41'08" W	22.86'
C4	25.83'	35.00'	42°17'15"	S 04°31'03" E	25.25'
C5	38.68'	25.00'	88°35'46"	S 51°47'02" E	34.92'
C6	56.76'	175.00'	18°35'01"	N 86°47'25" W	56.51'
C7	60.10'	250.00'	13°46'23"	N 64°25'06" W	59.95'
C8	63.64'	250.00'	14°35'04"	N 50°14'23" W	63.46'
C9	63.64'	250.00'	14°35'04"	N 35°39'19" W	63.46'
C10	72.73'	250.00'	16°40'04"	N 20°01'45" W	72.47'
C11	24.49'	250.00'	5°36'48"	N 08°53'19" W	24.48'
C12	51.72'	175.00'	16°56'03"	N 02°23'06" E	51.53'
C13	70.00'	175.00'	22°55'06"	N 22°18'41" E	69.53'
C14	58.74'	175.00'	19°13'49"	N 43°23'08" E	58.46'
C15	20.04'	175.00'	6°33'45"	N 56°16'55" E	20.03'
C16	61.25'	175.00'	20°03'13"	N 69°35'24" E	60.94'
C17	13.14'	175.00'	4°18'04"	N 81°46'02" E	13.13'
C18	54.98'	35.00'	90°00'00"	S 63°41'42" W	49.50'
C19	53.24'	200.00'	15°15'09"	N 63°40'43" W	53.08'
C20	138.90'	200.00'	39°47'31"	N 36°08'23" W	136.12'
C21	35.63'	200.00'	10°10'43"	N 11°10'43" W	35.48'
C22	196.35'	125.00'	90°00'00"	N 39°55'05" E	176.78'
C23	54.98'	35.00'	90°00'00"	S 51°04'55" E	49.50'
C24	35.80'	125.00'	16°24'28"	S 02°07'19" W	35.67'
C25	18.26'	125.00'	8°22'10"	S 14°30'37" W	18.24'
C26	54.98'	35.00'	90°00'00"	N 26°18'18" W	49.50'
C27	13.56'	175.00'	4°26'27"	S 16°28'29" W	13.56'
C28	62.11'	175.00'	20°20'11"	S 04°05'10" W	61.79'
C29	54.98'	35.00'	90°00'00"	N 38°55'05" E	49.50'
C30	54.98'	35.00'	90°00'00"	S 51°04'55" E	49.50'
C31	54.98'	35.00'	90°00'00"	S 38°55'05" W	49.50'
C32	54.05'	126.27'	24°31'27"	N 83°41'36" W	53.64'
C33	54.98'	35.00'	90°00'00"	S 38°55'05" W	49.50'
C34	21.48'	50.00'	24°37'12"	S 18°23'31" E	21.32'
C35	20.15'	60.00'	19°14'36"	N 1°04'49" W	20.06'
C36	110.28'	60.00'	105°18'34"	N 41°11'46" E	95.40'
C37	118.55'	60.00'	113°12'19"	N 29°32'48" E	100.18'
C38	31.23'	60.00'	29°49'35"	S 41°58'09" W	30.88'
C39	54.95'	50.00'	62°57'52"	N 25°24'00" E	52.22'
C40	65.17'	275.00'	13°34'45"	N 12°52'18" W	65.02'
C41	124.82'	275.00'	26°00'21"	N 32°39'50" W	123.75'
C42	100.72'	275.00'	20°59'02"	S 56°09'32" W	100.15'
C43	54.98'	35.00'	90°00'00"	S 68°20'57" W	49.50'
C44	67.79'	125.00'	31°04'22"	S 07°48'46" W	66.96'
C45	8.31'	50.00'	9°31'23"	S 12°29'06" E	8.30'
C46	32.72'	50.00'	37°29'28"	S 35°56'31" E	32.14'
C47	57.06'	60.00'	54°29'18"	N 27°29'36" W	54.93'
C48	43.26'	60.00'	41°18'23"	N 20°24'14" E	42.33'
C49	56.47'	60.00'	53°55'32"	N 68°01'11" E	54.41'
C50	56.47'	60.00'	53°55'32"	S 58°03'17" E	54.41'
C51	73.70'	60.00'	70°22'58"	S 04°05'58" W	69.16'
C52	8.16'	50.00'	8°20'56"	N 34°36'58" E	8.15'
C53	32.87'	50.00'	37°39'55"	N 11°06'33" E	32.28'
C54	41.45'	175.00'	13°34'14"	S 00°56'18" E	41.35'
C55	53.46'	175.00'	17°30'08"	S 14°35'53" W	53.25'
C56	49.12'	35.00'	80°24'21"	N 16°51'13" W	45.18'
C57	84.50'	325.00'	14°53'47"	S 49°36'30" E	84.26'
C58	74.95'	325.00'	13°12'47"	S 35°33'14" E	74.78'
C59	74.95'	325.00'	13°12'47"	S 22°20'27" E	74.78'
C60	45.65'	325.00'	8°02'52"	S 11°42'37" E	45.61'
C61	34.84'	60.00'	33°16'06"	S 08°56'52" W	34.35'
C62	49.41'	60.00'	47°11'05"	S 49°10'27" W	48.03'
C63	49.41'	60.00'	47°11'05"	N 83°38'28" W	48.03'
C64	49.41'	60.00'	47°11'05"	N 36°27'22" W	48.03'
C65	74.99'	60.00'	71°36'31"	N 22°56'26" E	70.20'
C66	46.13'	50.00'	52°51'56"	S 07°56'56" W	44.51'
C67	108.13'	275.00'	22°31'47"	S 29°44'55" E	107.44'
C68	110.00'	275.00'	22°55'06"	S 52°28'11" E	109.27'
C69	13.05'	275.00'	2°43'08"	S 65°17'28" E	13.05'
C70	11.39'	325.00'	2°00'32"	N 65°38'47" W	11.39'
C71	112.27'	325.00'	19°47'34"	N 54°44'44" W	111.71'
C72	49.12'	35.00'	80°24'21"	S 85°03'08" E	45.18'
C73	34.76'	125.00'	15°56'04"	N 46°46'39" E	34.65'
C74	13.35'	50.00'	15°17'59"	S 42°01'54" W	13.31'
C75	103.10'	325.00'	18°10'31"	N 16°34'25" W	102.66'
C76	97.61'	125.00'	44°44'21"	N 16°26'27" E	95.43'
C77	26.23'	175.00'	8°35'13"	S 01°38'08" E	26.20'
C78	31.11'	50.00'	35°38'48"	N 15°09'56" W	30.61'
C79	11.26'	60.00'	10°44'56"	S 27°36'52" E	11.24'
C80	75.69'	60.00'	72°17'00"	S 13°54'06" W	70.77'
C81	70.59'	60.00'	67°24'24"	S 83°44'48" W	66.59'
C82	75.39'	60.00'	71°59'41"	N 26°33'09" W	70.53'
C83	50.13'	60.00'	47°52'17"	N 33°22'50" E	48.69'
C84	55.19'	60.00'	63°14'42"	S 25°41'37" W	52.43'
C85	73.82'	175.00'	24°10'13"	N 08°09'23" E	73.28'
C86	60.00'	175.00'	19°38'39"	N 28°03'49" E	59.71'
C87	2.82'	175.00'	0°55'29"	N 38°20'53" E	2.82'
C88	18.92'	175.00'	6°11'37"	N 74°24'06" W	18.91'
C89	51.68'	35.00'	84°35'48"	S 79°33'51" W	47.11'
C90	54.98'	35.00'	90°00'00"	N 06°11'23" W	49.50'
C91	54.98'	35.00'	90°00'00"	N 83°48'37" E	49.50'

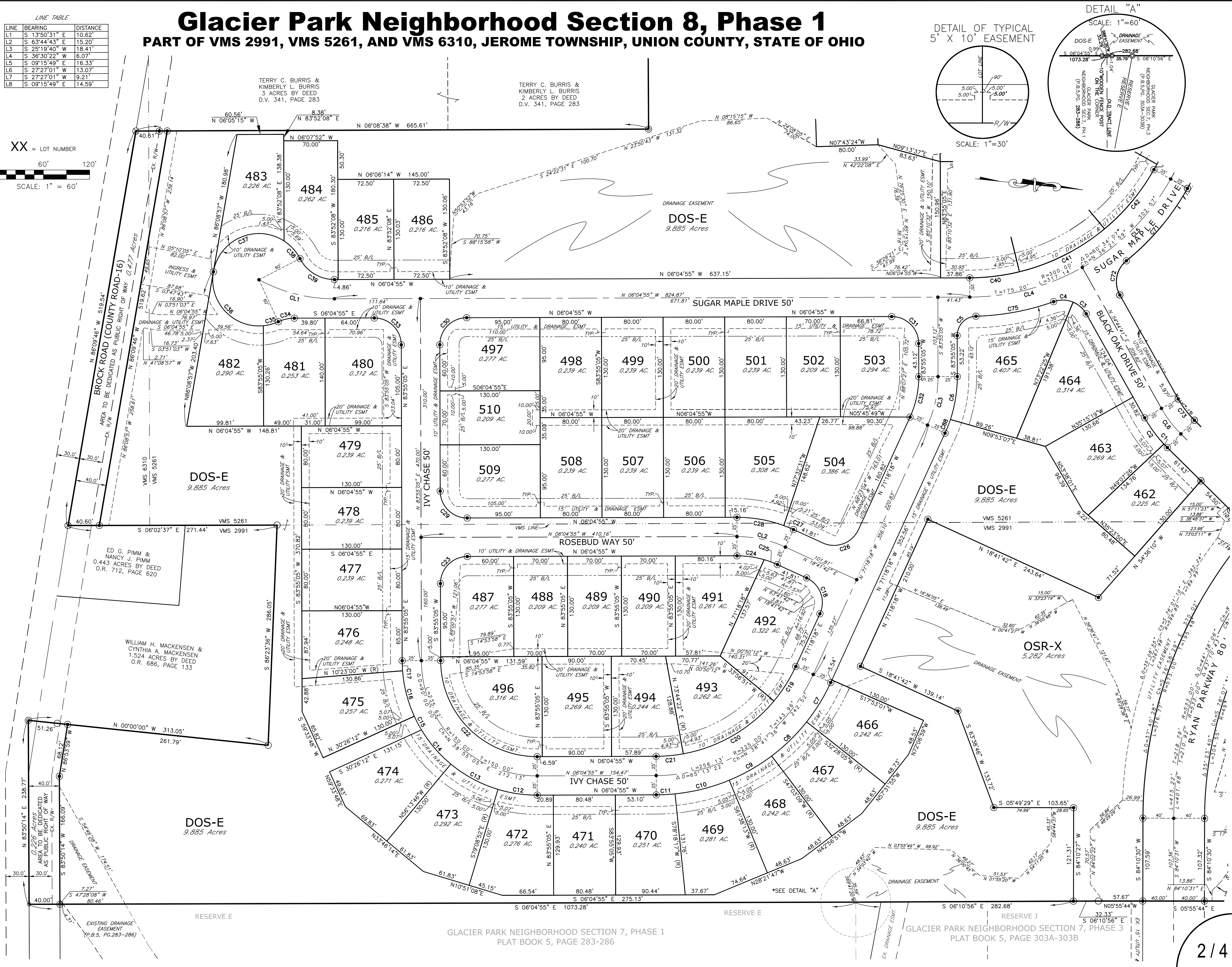
LEGEND

- ⊗ - Railroad Spike Found
- ⊙ - 3/4" Dia. Iron Pipe Found (Unless otherwise noted)
- - Stone Found
- ⊕ - Railroad Spike Set
- ⦿ - 5/8"x30" Iron Pin Set
- - Survey Nail Set

KORDA Korda/Nameth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL: 614-487-1650 FAX: 614-487-9981 WEB: www.korda.com

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 13°50'31" E	10.62'
L2	S 63°44'43" E	15.20'
L3	S 25°19'40" W	18.41'
L4	S 36°30'22" W	6.07'
L5	S 09°15'49" E	16.33'
L6	S 27°27'01" W	13.07'
L7	S 27°27'01" W	9.21'
L8	S 09°15'49" E	14.59'

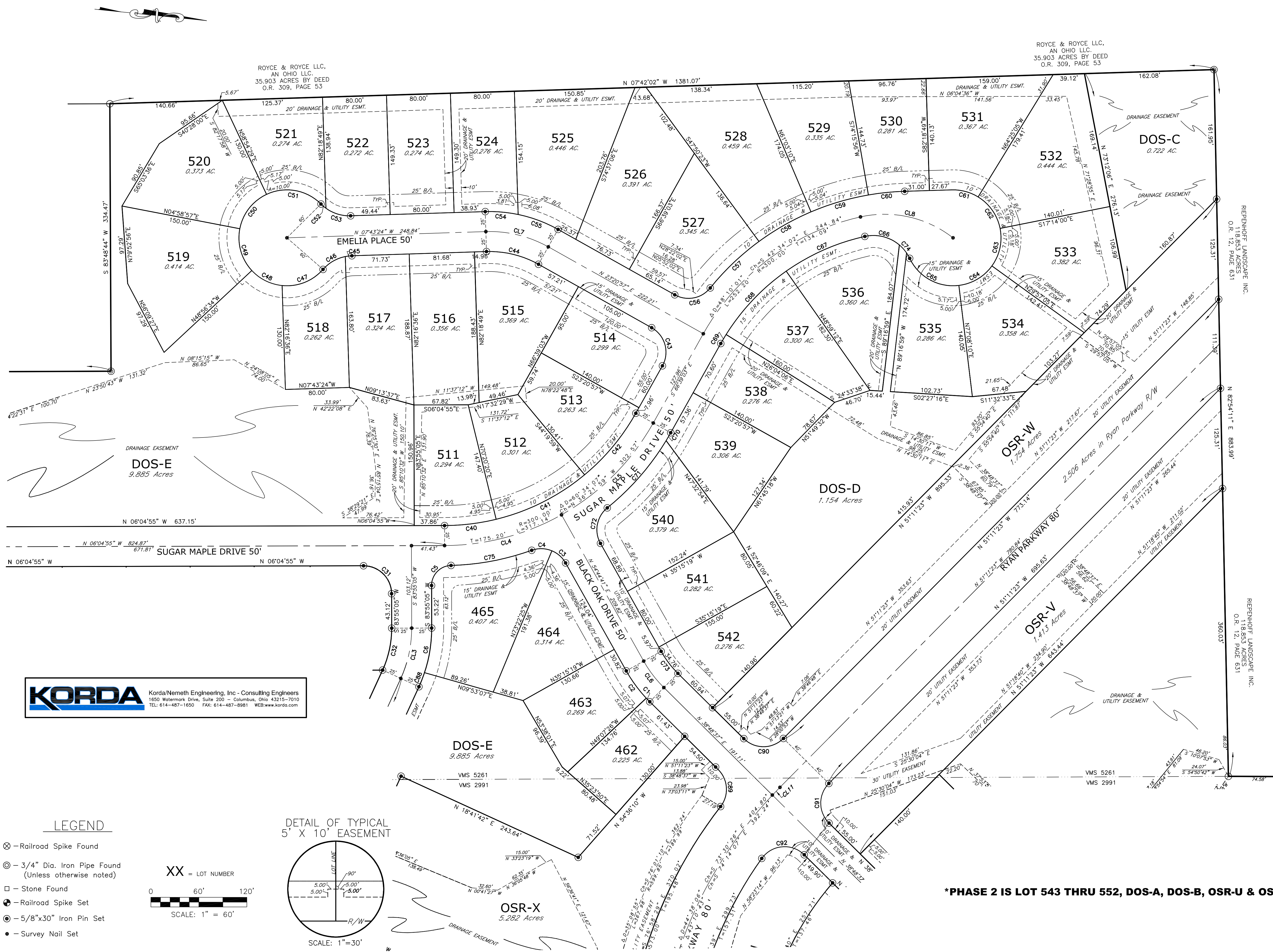
XX = LOT NUMBER
SCALE: 1" = 60'



GLACIER PARK NEIGHBORHOOD SECTION 7, PHASE 1
PLAT BOOK 5, PAGE 283-286

GLACIER PARK NEIGHBORHOOD SECTION 7, PHASE 3
PLAT BOOK 5, PAGE 303A-303B

Glacier Park Neighborhood Section 8, Phase 1
PART OF VMS 2991, VMS 5261, AND VMS 6310, JEROME TOWNSHIP, UNION COUNTY, STATE OF OHIO



CENTERLINE CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CL1	102.18'	204.50'	28°37'40"	N 08°13'55" E	101.12'
CL2	64.87'	150.00'	24°46'38"	S 06°18'24" W	64.36'
CL3	64.87'	150.00'	24°46'38"	S 04°41'36" W	64.36'
CL4	152.75'	300.00'	28°10'23"	N 20°40'07" W	151.11'
CL5	164.39'	300.00'	31°23'44"	N 50°57'11" W	162.34'
CL6	41.72'	150.00'	15°56'04"	N 46°46'39" E	41.58'
CL7	81.35'	150.00'	31°04'22"	S 07°48'46" W	80.36'
CL8	122.59'	138.88'	50°34'35"	S 06°48'16" W	118.65'
CL9	117.13'	150.00'	44°44'21"	N 16°26'27" E	114.17'
CL10	88.72'	150.00'	33°53'17"	S 11°00'54" W	87.43'
CL11	13.55'	533.00'	1°27'23"	S 51°55'04" E	13.55'

PROPERTY CURVE DATA

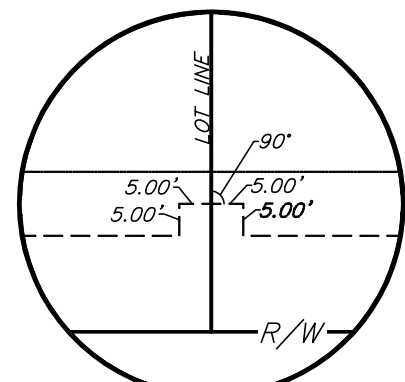
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	6.31'	175.00'	2°03'56"	N 39°50'36" E	6.31'
C2	42.36'	175.00'	13°52'08"	N 47°48'37" E	42.26'
C3	23.29'	35.00'	38°07'06"	S 35°41'08" W	22.86'
C4	25.83'	35.00'	42°17'15"	S 04°31'03" E	25.25'
C5	38.66'	25.00'	88°35'46"	S 51°47'02" E	34.92'
C6	56.76'	175.00'	18°35'01"	N 86°47'25" W	56.51'
C7	60.10'	250.00'	13°46'23"	N 64°25'06" W	59.95'
C8	63.64'	250.00'	14°35'04"	N 50°14'23" W	63.46'
C9	63.64'	250.00'	14°35'04"	N 35°39'19" W	63.46'
C10	72.73'	250.00'	16°40'04"	N 20°01'45" W	72.47'
C11	24.48'	250.00'	5°38'48"	N 08°53'19" W	24.48'
C12	51.72'	175.00'	16°56'03"	N 02°23'03" E	51.53'
C13	70.00'	175.00'	22°55'06"	N 22°18'41" E	69.53'
C14	58.74'	175.00'	19°13'49"	N 43°23'08" E	58.46'
C15	20.04'	175.00'	6°33'45"	N 56°16'55" E	20.03'
C16	61.25'	175.00'	20°03'13"	N 69°35'24" E	60.94'
C17	13.14'	175.00'	4°18'04"	N 81°46'02" E	13.13'
C18	54.98'	35.00'	90°00'00"	S 63°41'42" W	49.50'
C19	53.24'	200.00'	15°15'09"	N 63°40'43" W	53.08'
C20	138.90'	200.00'	39°47'31"	N 36°09'23" E	136.12'
C21	35.53'	200.00'	10°10'43"	N 11°10'17" W	35.48'
C22	196.35'	125.00'	90°00'00"	N 38°55'05" E	176.78'
C23	54.98'	35.00'	90°00'00"	S 51°04'55" E	49.50'
C24	35.80'	125.00'	16°24'28"	S 02°07'19" W	35.67'
C25	18.26'	125.00'	8°22'10"	S 14°30'37" W	18.24'
C26	54.98'	35.00'	90°00'00"	N 26°18'18" W	49.50'
C27	13.56'	175.00'	4°26'27"	N 02°28'29" W	13.56'
C28	62.11'	175.00'	20°20'11"	S 04°05'10" E	61.79'
C29	54.98'	35.00'	90°00'00"	N 38°55'05" E	49.50'
C30	54.98'	35.00'	90°00'00"	S 51°04'55" E	49.50'
C31	54.98'	35.00'	90°00'00"	S 38°55'05" W	49.50'
C32	54.05'	126.27'	24°31'27"	N 83°41'36" W	53.64'
C33	54.98'	35.00'	90°00'00"	S 38°55'05" W	49.50'
C34	21.48'	50.00'	24°37'12"	S 18°23'31" E	21.32'
C35	20.15'	60.00'	19°14'36"	N 21°04'49" W	20.06'
C36	110.28'	60.00'	105°18'34"	N 41°11'46" E	95.40'
C37	118.55'	60.00'	113°12'19"	S 29°32'48" E	100.18'
C38	31.23'	60.00'	29°49'35"	S 41°58'09" W	30.88'
C39	54.95'	50.00'	62°57'52"	N 25°24'00" E	52.22'
C40	65.17'	275.00'	13°34'45"	N 12°52'18" W	65.02'
C41	124.82'	275.00'	26°00'21"	N 32°39'50" W	123.75'
C42	100.72'	275.00'	20°59'02"	N 56°09'32" W	100.15'
C43	54.98'	35.00'	90°00'00"	S 68°20'55" W	49.50'
C44	67.79'	125.00'	31°04'42"	S 07°48'46" W	66.96'
C45	8.31'	50.00'	9°31'22"	S 12°29'06" E	8.30'
C46	32.72'	50.00'	37°29'28"	S 35°59'31" E	32.14'
C47	57.06'	60.00'	54°29'18"	N 27°29'36" W	54.93'
C48	43.26'	60.00'	41°18'23"	N 20°24'14" E	42.33'
C49	56.47'	60.00'	53°55'32"	N 68°01'11" E	54.41'
C50	56.47'	60.00'	53°55'32"	S 58°03'17" E	54.41'
C51	73.70'	60.00'	70°22'58"	S 04°05'58" W	69.16'
C52	8.16'	50.00'	34°30'58"	E 18°15'15" W	8.15'
C53	32.87'	50.00'	37°29'55"	N 11°06'33" E	32.28'
C54	41.45'	175.00'	13°34'14"	S 00°56'18" E	41.35'
C55	53.46'	175.00'	17°30'08"	S 14°35'53" W	53.25'
C56	49.12'	35.00'	80°24'21"	N 16°51'13" W	45.18'
C57	84.50'	325.00'	14°53'47"	S 49°36'30" E	84.26'
C58	74.95'	325.00'	13°12'47"	S 35°33'14" E	74.78'
C59	74.95'	325.00'	13°12'47"	S 22°20'22" E	74.78'
C60	45.65'	325.00'	8°02'52"	S 11°42'37" E	45.61'
C61	34.84'	60.00'	33°16'06"	S 08°56'52" W	34.35'
C62	49.41'	60.00'	47°11'05"	S 49°10'27" W	48.03'
C63	49.41'	60.00'	47°11'05"	N 83°38'28" W	48.03'
C64	49.41'	60.00'	47°11'05"	N 36°27'22" W	48.03'
C65	74.99'	60.00'	71°36'31"	N 22°56'26" E	70.20'
C66	46.13'	50.00'	52°51'56"	S 07°56'56" W	44.51'
C67	108.13'	275.00'	22°31'47"	S 29°44'55" E	107.44'
C68	110.00'	275.00'	22°55'06"	S 52°28'21" E	109.27'
C69	13.05'	275.00'	2°43'08"	S 65°17'28" E	13.05'
C70	11.39'	325.00'	2°00'32"	N 65°38'47" W	11.39'
C71	112.27'	325.00'	19°47'34"	N 54°44'44" W	111.71'
C72	49.12'	35.00'	80°24'21"	S 85°03'08" E	45.18'
C73	34.76'	125.00'	15°56'04"	N 46°46'39" E	34.65'
C74	13.35'	50.00'	15°17'59"	S 42°01'54" W	13.31'
C75	103.10'	325.00'	18°10'31"	N 16°34'25" W	102.66'
C76	97.61'	125.00'	44°44'21"	N 16°26'27" E	95.15'
C77	26.23'	175.00'	8°35'13"	S 01°38'08" E	26.20'
C78	31.11'	50.00'	35°38'48"	N 15°09'56" W	30.61'
C79	11.26'	60.00'	10°44'56"	S 27°36'52" E	11.24'
C80	75.69'	60.00'	72°17'00"	S 13°54'06" W	70.77'
C81	70.59'	60.00'	67°24'24"	S 83°44'48" W	66.59'
C82	75.39'	60.00'	71°59'41"	N 26°33'09" W	70.53'
C83	50.13'	60.00'	47°52'17"	N 33°22'50" E	48.89'
C84	55.19'	50.00'	63°14'42"	S 25°41'37" W	52.43'
C85	73.82'	175.00'	24°10'13"	N 08°09'23" E	73.28'
C86	60.00'	175.00'	19°38'39"	N 28°03'49" E	59.71'
C87	2.82'	175.00'	0°55'29"	N 38°20'53" E	2.82'
C88	18.92'	175.00'	6°11'37"	N 74°24'06" W	18.91'
C89	51.68'	35.00'	84°35'48"	S 79°33'51" W	47.11'
C90	54.98'	35.00'	90°00'00"	N 06°11'23" W	49.50'
C91	54.98'	35.00'	90°00'00"	N 83°48'37" E	49.50'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 13°50'31" E	10.62'
L2	S 63°44'43" E	15.20'
L3	S 25°18'40" W	18.41'
L4	S 36°30'22" W	6.07'
L5	S 09°15'49" E	16.33'
L6	S 27°27'01" W	13.07'
L7	S 27°27'01" W	9.21'
L8	S 09°15'49" E	14.59'

*PHASE 2 IS LOT 543 THRU 552, DOS-A, DOS-B, OSR-U & OSR-V

DETAIL OF TYPICAL
5' X 10' EASEMENT



SCALE: 1"=30'

Glacier Park Neighborhood Section 8, Phase 2

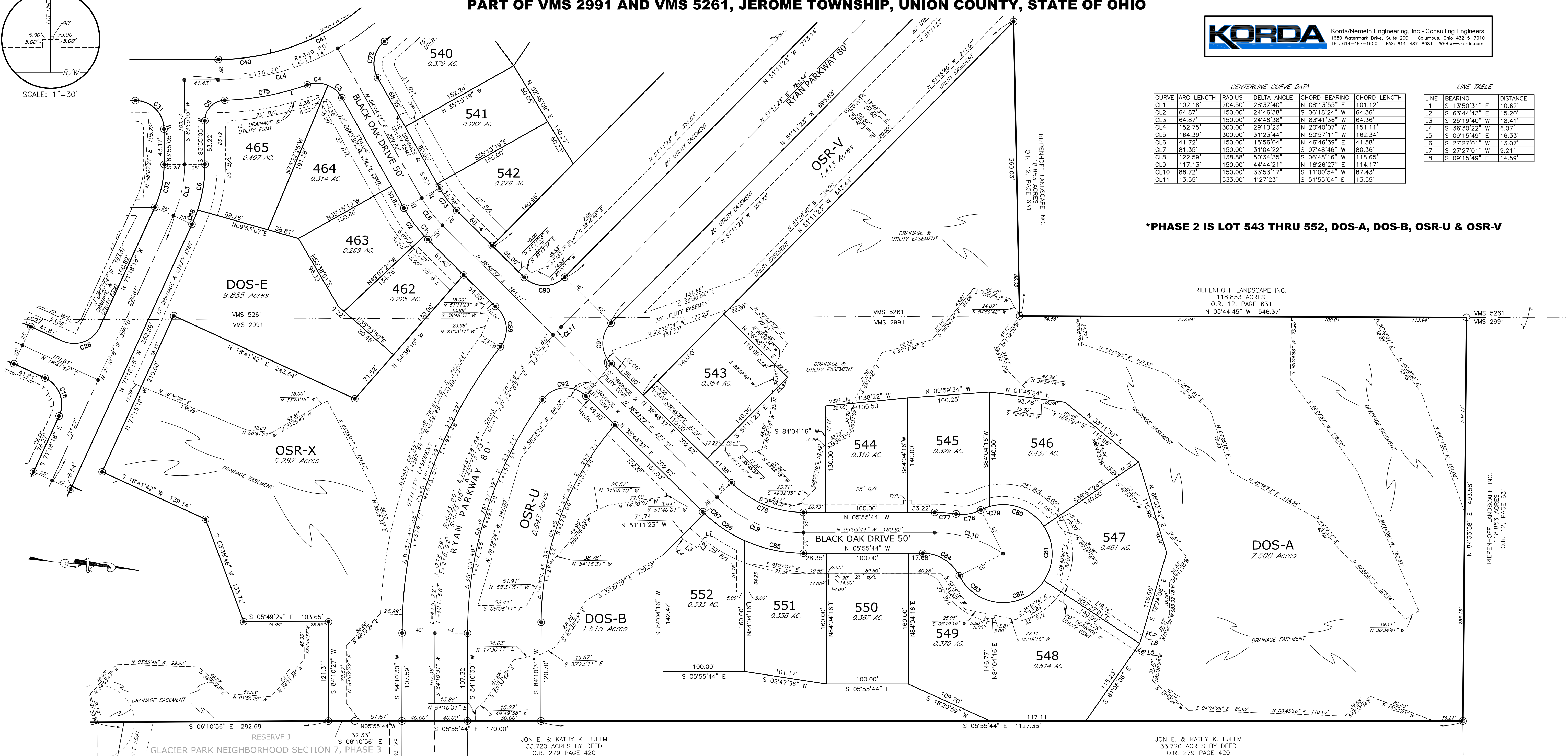
PART OF VMS 2991 AND VMS 5261, JEROME TOWNSHIP, UNION COUNTY, STATE OF OHIO



CENTERLINE CURVE DATA					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CL1	102.18'	204.50'	28°37'40"	N 08°13'55" E	101.12'
CL2	64.87'	150.00'	24°46'38"	S 06°18'24" W	64.36'
CL3	64.87'	150.00'	24°46'38"	N 83°41'36" W	64.36'
CL4	152.75'	300.00'	29°10'23"	N 20°40'07" W	151.11'
CL5	164.39'	300.00'	31°23'44"	N 50°57'11" W	162.34'
CL6	41.72'	150.00'	15°58'04"	N 46°46'39" E	41.58'
CL7	81.35'	150.00'	31°04'22"	S 07°48'46" W	80.36'
CL8	122.59'	138.88'	50°34'35"	S 06°48'16" W	118.65'
CL9	117.13'	150.00'	44°44'21"	N 16°26'27" E	114.17'
CL10	88.72'	150.00'	33°53'17"	S 11°00'54" W	87.43'
CL11	13.55'	533.00'	1°27'23"	S 51°55'04" E	13.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 13°50'31" E	10.62'
L2	S 63°44'43" E	15.20'
L3	S 25°19'40" W	18.41'
L4	S 36°30'22" W	6.07'
L5	S 09°15'49" E	16.33'
L6	S 27°27'01" W	13.07'
L7	S 27°27'01" W	9.21'
L8	S 09°15'49" E	14.59'

*PHASE 2 IS LOT 543 THRU 552, DOS-A, DOS-B, OSR-U & OSR-V



PROPERTY CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	6.31'	175.00'	2°03'56"	N 39°50'36" E	6.31'
C2	42.36'	175.00'	13°52'08"	N 47°48'37" E	42.26'
C3	23.29'	35.00'	38°07'06"	S 35°41'08" W	22.86'
C4	25.83'	35.00'	42°17'15"	S 04°31'03" E	25.25'
C5	38.66'	25.00'	88°35'46"	S 51°47'02" E	34.92'
C6	56.76'	175.00'	18°35'01"	N 86°47'25" W	56.51'
C7	60.10'	250.00'	13°46'23"	N 64°25'06" W	59.95'
C8	63.64'	250.00'	14°35'04"	N 50°14'23" W	63.46'
C9	63.64'	250.00'	14°35'04"	N 35°39'19" W	63.46'
C10	72.73'	250.00'	16°40'04"	N 20°01'45" W	72.47'
C11	24.49'	250.00'	5°36'48"	N 08°53'19" W	24.48'
C12	51.72'	175.00'	16°56'03"	N 02°23'06" E	51.53'
C13	70.00'	175.00'	22°55'06"	N 22°18'41" E	69.53'
C14	58.74'	175.00'	19°13'49"	N 43°23'08" E	58.46'
C15	20.04'	175.00'	6°33'45"	N 56°16'55" E	20.03'
C16	61.25'	175.00'	20°03'13"	N 69°35'24" E	60.94'
C17	13.14'	175.00'	4°18'04"	N 81°46'02" E	13.13'
C18	54.98'	35.00'	90°00'00"	S 63°41'42" W	49.50'
C19	53.24'	200.00'	15°15'09"	N 63°40'43" W	53.08'
C20	136.90'	200.00'	36°47'33"	N 36°09'23" W	136.12'
C21	35.53'	200.00'	10°10'43"	N 36°09'23" W	35.48'
C22	196.35'	125.00'	90°00'00"	S 38°55'05" E	176.78'
C23	54.98'	35.00'	90°00'00"	S 51°04'55" E	49.50'
C24	35.80'	125.00'	16°24'28"	S 02°07'19" W	35.67'
C25	18.26'	125.00'	8°22'10"	S 14°30'37" W	18.24'

PROPERTY CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C26	54.98'	35.00'	90°00'00"	N 26°18'18" W	49.50'
C27	13.56'	175.00'	4°26'27"	S 16°28'29" W	13.56'
C28	62.11'	175.00'	20°20'11"	S 04°05'10" W	61.79'
C29	54.98'	35.00'	90°00'00"	N 38°55'05" E	49.50'
C30	54.98'	35.00'	90°00'00"	S 61°04'55" E	49.50'
C31	54.98'	35.00'	90°00'00"	S 38°55'05" W	49.50'
C32	54.05'	126.27'	24°31'27"	N 83°41'36" W	53.64'
C33	54.98'	35.00'	90°00'00"	S 38°55'05" W	49.50'
C34	21.48'	50.00'	24°37'12"	S 12°32'31" E	21.32'
C35	20.15'	60.00'	19°14'36"	N 21°04'49" W	20.06'
C36	110.28'	60.00'	105°18'34"	N 41°11'46" E	95.40'
C37	118.55'	60.00'	113°12'19"	S 29°32'48" E	100.18'
C38	31.23'	60.00'	29°40'35"	S 41°58'09" W	30.86'
C39	54.95'	50.00'	62°57'52"	N 25°24'00" E	52.22'
C40	65.17'	275.00'	13°34'45"	N 12°52'18" W	65.02'
C41	124.82'	275.00'	26°00'21"	N 32°39'50" W	123.75'
C42	100.72'	275.00'	20°59'02"	S 56°09'32" W	100.15'
C43	54.98'	35.00'	90°00'00"	S 68°20'27" W	49.50'
C44	67.79'	125.00'	31°04'22"	S 07°48'46" W	66.96'
C45	8.31'	50.00'	36°47'33"	S 12°29'46" E	8.30'
C46	32.72'	60.00'	11°10'17"	S 19°47'34" W	32.14'
C47	57.06'	60.00'	54°29'18"	N 27°29'36" W	54.93'
C48	34.26'	60.00'	41°18'23"	N 20°24'14" E	42.33'
C49	56.47'	60.00'	53°55'32"	N 68°01'11" E	54.41'
C50	56.47'	60.00'	53°55'32"	S 58°03'17" E	54.41'

PROPERTY CURVE DATA

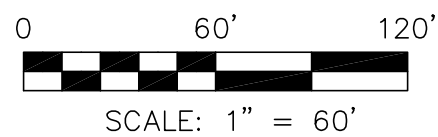
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C51	73.70'	60.00'	70°22'58"	S 04°05'58" W	69.16'
C52	8.16'	50.00'	9°20'56"	N 34°36'58" E	8.15'
C53	32.87'	50.00'	37°39'55"	N 11°06'33" E	32.28'
C54	41.45'	175.00'	13°34'14"	S 00°56'18" E	41.35'
C55	53.46'	175.00'	17°30'08"	S 14°35'53" W	53.25'
C56	49.12'	35.00'	80°24'21"	N 16°51'13" W	45.18'
C57	84.50'	325.00'	14°53'47"	S 49°36'30" E	84.26'
C58	74.95'	325.00'	13°12'47"	S 35°33'14" E	74.78'
C59	74.95'	325.00'	13°12'47"	S 22°20'27" E	74.78'
C60	45.65'	325.00'	8°02'52"	S 11°42'37" E	45.61'
C61	34.84'	60.00'	33°16'06"	S 08°56'52" W	34.35'
C62	49.41'	60.00'	47°11'05"	S 49°10'27" W	48.03'
C63	49.41'	60.00'	47°11'05"	N 83°38'28" W	48.03'
C64	49.41'	60.00'	47°11'05"	N 36°27'22" W	48.03'
C65	74.99'	60.00'	71°36'31"	N 22°56'26" E	70.20'
C66	46.13'	50.00'	52°51'56"	S 07°56'56" W	44.51'
C67	108.13'	275.00'	22°31'47"	S 29°44'55" E	107.44'
C68	110.00'	275.00'	22°55'06"	S 52°28'21" E	109.27'
C69	13.05'	275.00'	2°43'08"	S 65°17'28" E	13.05'
C70	11.38'	325.00'	2°00'32"	N 65°38'47" W	11.39'
C71	112.27'	325.00'	19°47'34"	N 54°44'44" W	111.71'
C72	49.12'	35.00'	80°24'21"	S 85°03'08" E	45.18'
C73	34.76'	125.00'	15°56'04"	N 46°46'39" E	34.65'
C74	13.35'	50.00'	15°17'59"	S 42°01'54" W	13.31'
C75	103.10'	325.00'	18°10'31"	N 16°34'25" W	102.66'

PROPERTY CURVE DATA

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C76	97.61'	125.00'	44°44'21"	N 16°26'27" E	95.15'
C77	26.23'	175.00'	8°35'13"	N 01°38'08" E	26.20'
C78	31.11'	50.00'	35°38'48"	N 15°09'56" W	30.61'
C79	11.26'	60.00'	10°44'56"	S 27°36'52" E	11.24'
C80	75.66'	60.00'	72°17'00"	S 13°54'06" W	70.77'
C81	70.59'	60.00'	67°24'24"	S 83°44'48" W	66.59'
C82	75.39'	60.00'	71°59'41"	N 26°33'09" W	70.53'
C83	50.13'	60.00'	47°52'17"	S 33°22'50" E	48.69'
C84	55.19'	50.00'	63°14'42"	S 25°41'37" W	52.43'
C85	73.82'	175.00'	24°10'13"	N 06°09'23" E	73.28'
C86	60.00'	175.00'	19°38'39"	N 28°03'49" E	59.71'
C87	2.82'	175.00'	0°55'29"	N 38°20'53" E	2.82'
C88	18.92'	175.00'	61°11'37"	N 84°24'06" W	18.91'
C89	51.68'	35.00'	84°35'48"	S 79°33'51" W	47.11'
C90	54.98'	35.00'	90°00'00"	N 06°11'23" W	49.50'
C91	54.98'	35.00'	90°00'00"	N 83°48'37" E	49.50'

- ⊗ - Railroad Spike Found
- ⊙ - 3/4" Dia. Iron Pipe Found (Unless otherwise noted)
- - Stone Found
- ⊕ - Railroad Spike Set
- ⊙ - 5/8"x30" Iron Pin Set
- - Survey Nail Set

XX = LOT NUMBER





**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

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

August 7, 2014

Public Service with integrity

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

Re: Final Plat Review
Jerome Village Subdivision
GPN-8

Bradley,

We have completed our review for the above final plat, received by our office on July 28, 2014. The construction drawings have been approved by our office. No construction work has commenced at the site, so we have required a performance bond for the full cost of the subdivision improvements. We have received said bond for that amount, which the Commissioners have approved. Therefore, we recommend approval of the final plat.

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

Sincerely,

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

Heather,

Here's my comments on the GPN-8 Plat:

- **General** - There should be a clear delineation within this plat regarding the divide / phase line between Phase 1 and Phase 2.
- **Sheet 1** - The Utility Easement language should specifically mention "water lines" when describing the type of utilities that are permitted to be maintained within these areas.
- **Sheet 2** - Provide a dimension and label for the presumed utility easement along Brock Road.
- **Sheet 4** - Label the easement along Ryan Parkway along the eastern boundary of this Section of the development.

Please let me know if you have any questions or concerns regarding this email.

Thanks,
Jeremy

--

Jeremy V. Hoyt, P.E.
City Engineer / Deputy Public Service Director
209 South Main Street
Marysville, Ohio 43040
(P) 937.645.7358
(F) 937.645.7351
<http://www.marysvilleohio.org>

From: Jim Cogar [<mailto:jim.cogar@uchd.net>]
Sent: Wednesday, August 06, 2014 9:36 AM
To: Brad Bodenmiller
Subject: Jerome Village GPN - 8 Final Plat

Hi Brad,

Considering that public services (sanitary sewer & drinking water) are being provided to the residents within this subdivision, the Union County Health Department has just a few items to point out.

My comments are as follows:

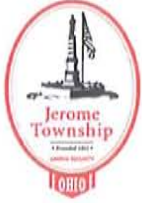
- As always, all efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business or any other facility that is serviced by a private water system (PWS) and or sewage treatment system (STS).
- Any home, business, or other structure that is currently being serviced by a private 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.
- If at anytime during the development of the subdivision a PWS (well, cistern, etc...) or STS is found, our office shall be immediately contacted for an inspection. Proper permitting must be obtained for sealing and or abandonment of PWS and STS.

Please feel free to call or email me with any questions you may have.

P.S. If you could, please change the contact person on the LUC regional planning commission memo from Marcia Dreiseidel to Jim Cogar.

Thank you,

Jim Cogar R.S.
Deputy Director of Environmental Health
Union County Health Department
940 London Ave. Suite 1100
Marysville, Ohio 43040
Office: (937) 642-2053
Direct: (937) 645-2041
Fax: (937) 645-3047
jim.cogar@uchd.net
www.facebook.com/unioncohealthdept
www.uchd.net



Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064
Office (614) 873-4480
Fax (614) 873-8664

Jerome Township Zoning Office

August 8, 2014

Mr. Bradley J. Bodenmiller

Logan-Union-Champaign Regional Planning Commission (LUC)

P.O. Box 219, 9676 E. Foundry
East Liberty, Ohio 43319

RE.: Jerome Village GPN 8 Plat

Mr. Bodenmiller,

Our office has reviewed the proposed plat for Jerome Village GPN Section 8, Phases 1 and 2, and finds it to be in compliance with the zoning plans and the final development plans that were submitted to and approved by the township. Our review is limited solely to the issues relating to compliance with the approved zoning, such as the proposed lot count, lot sizes, setbacks, open space percentages, etc. As it relates to the engineering and surveying requirements of the plat the township respectfully defers to the expertise of the county engineers office. Based upon this review our office has no comments regarding the plat and would raise no issues in regards to its pending approval.

If you have any questions or comments in regards to this matter please feel free to contact me at your earliest convenience.

Respectfully,

Gary Smith, RLA|CLARB
Jerome Township Zoning Officer



Staff Report – Village of Huntsville Rezoning Application

Applicant:	Duff Development Company LLC c/o Ross Duff 8465 Township Road 36 Huntsville, OH 43324 (937) 539-0033 LAROSS LLC c/o Ross Duff P.O. Box 305 West Milton, Ohio 45383 937-698-3000												
Request:	<p>Request is to rezone 3 parcels. Each parcel, its existing/current zoning, and proposed zoning is below:</p> <table><tr><th>Parcel ID</th><th>Existing/Current</th><th>Proposed</th></tr><tr><td>24-048-11-02-002-000</td><td>R-2 Medium Density Res.</td><td>B-2 Local Bus.</td></tr><tr><td>24-048-11-02-003-000</td><td>R-2 Medium Density Res.</td><td>B-2 Local Bus.</td></tr><tr><td>24-048-11-02-008-000</td><td>R-1 Low Density Res. & B-2 Local Bus.</td><td>B-2 Local Bus.</td></tr></table> <p>Total acreage</p> <ul style="list-style-type: none">3.864 acres <p>Acreage to be rezoned</p> <ul style="list-style-type: none">3.864 acres, less the existing B-2 <p>Current use</p> <ul style="list-style-type: none">Vacant land, undeveloped <p>Proposed use</p> <ul style="list-style-type: none">“Intentions...are to make it possible to attract new business and growth to the Village...with the possibility of small grocery/mini-mart.”	Parcel ID	Existing/Current	Proposed	24-048-11-02-002-000	R-2 Medium Density Res.	B-2 Local Bus.	24-048-11-02-003-000	R-2 Medium Density Res.	B-2 Local Bus.	24-048-11-02-008-000	R-1 Low Density Res. & B-2 Local Bus.	B-2 Local Bus.
Parcel ID	Existing/Current	Proposed											
24-048-11-02-002-000	R-2 Medium Density Res.	B-2 Local Bus.											
24-048-11-02-003-000	R-2 Medium Density Res.	B-2 Local Bus.											
24-048-11-02-008-000	R-1 Low Density Res. & B-2 Local Bus.	B-2 Local Bus.											
Location:	<p>Parcels located in the Village of Huntsville (Logan Co.).</p> <ul style="list-style-type: none">Parcels front Lima Street (OH 117/274).Block is bounded to the north by Wilmont Terrace.Block is bounded to the south by Neal Street.												



Staff Report – Village of Huntsville Rezoning Application

Staff Analysis:

Comprehensive Plans

Village does not appear to have a Comp. Plan.

Logan Co. has a Comp. Plan, created on August 14, 2007. Based on the application submitted, the proposal appears to follow the Logan Co. Comp. Plan objectives to:

- Support the grouping of commercial business at appropriate sites that minimize traffic congestion.
- Target commercial growth to and near incorporated centers that have existing infrastructure services.
- Direct development in areas, which can be served by sanitary sewer, water, and roadways.
- Target growth and development in Villages/Cities with urban services to contain sprawl. Infill development in appropriate incorporated areas and villages.

Adjacent Zoning

Proposed B-2 District is adjacent to an existing B-2 District.

R-2 Districts along Lima St. unchanged by the proposal remain adjacent to an existing R-2 District across the street.

Regarding proposed Zoning District shape:

Application proposes to continue a B-2 District, rezoning parcels zoned R-1 & R-2 & B-2 to B-2. In doing this, the B-2 District proposed wraps-around 4 parcels zoned R-2 in a "U" shape. The proposal appears to create 2 R-2 District islands; however, there is an adjacent R-2 District across the street.

For convenience and as a good zoning practice, the 4 parcels surrounded by the proposed B-2 District "U" shape should be included in proposal. The 4 parcels appear to be used for residential purposes. Generally, B-2 Districts allow single and multi-family dwellings. B-2 Districts require single and multi-family dwellings to follow R-2 District regulations.

Surrounding Uses

Development of the entire acreage would change the neighborhood because the block is split between residential and vacant land. There is commercial along Lima St.

Public Facilities

Infrastructure appears adequate. Lima St. is both Ohio 117 and 274. The Logan Co. Auditor's website notes well and septic are available.



Staff Report – Village of Huntsville Rezoning Application

	<p>Public Purpose</p> <p>There is no public purpose stated in the application, but the ordinance does not require one.</p> <p>Generally, rezoning should be in furtherance of a general plan properly adopted for and designed to serve the best interests of the community as a whole, not for the benefit of a particular individual or group. Staff notes commercial development within Villages and Cities is generally in accordance with the Logan Co. Comp. Plan. Staff did not observe large undeveloped B-2 Districts along Lima St. Staff is unaware of a many vacant buildings the vicinity.</p>
Staff Recommendations:	<p>Staff recommends APPROVAL of the application, as submitted, to rezone each parcel as noted below:</p> <ul style="list-style-type: none">• 24-048-11-02-002-000 from R-2 to B-2• 24-048-11-02-003-000 from R-2 to B-2• 24-048-11-02-008-000 from R-1 & B-2 to B-2 <p>Staff strongly encourages inclusion of the 4 parcels listed below in the rezoning:</p> <ul style="list-style-type: none">• 24-048-11-02-004-000 from R-2 to B-2• 24-048-11-02-005-000 from R-2 to B-2• 24-048-11-02-006-000 from R-2 to B-2• 24-048-11-02-007-000 from R-2 to B-2 <p>Note: Doing so would require the property owners' consent.</p>
Z&S Committee Recommendations:	

SMITH, SMITH, MONTGOMERY & CHAMBERLAIN, LLC

J. EWING SMITH (1906-1993)

J. MACALPINE SMITH
WILLIAM R. MONTGOMERY
DOUGLAS M. SMITH
MATTHEW R. CHAMBERLAIN

ATTORNEYS AT LAW
CITIZENS FEDERAL BUILDING
112 NORTH MAIN STREET
BELLEFONTAINE, OHIO
43311-2089

TELEPHONE: (937) 593-8510
FACSIMILE: (937) 599-4228
FIRM E-MAIL: SSM@SSMATTYS.COM
MATTCHAMBERLAIN@SSMATTYS.COM

July 23, 2014

Sent by electronic mail to: heathermartin@lucplanning.com

Logan Union Champaign
Regional Planning Commission
P.O. Box 129
East Liberty, Ohio 43319

Re: LaRoss LLC Initiation of Zoning Amendment
on three parcels:
Logan County Parcel No. 24-048-11-02-008-000
Logan County Parcel No. 24-048-11-02-003-000
Logan County Parcel No. 24-048-11-02-002-000


To Whom It May Concern:

On behalf of the Village of Huntsville Council, and also the Village of Huntsville Planning Commission, I hereby request a review and recommendation relative to these three Applications for Zoning Amendment filed by LaRoss LLC.

Attached for your information and reference are copies of the three Applications for Zoning Amendment. If you require any additional information, please feel free to contact me.

Thank you for your attention to these matters.

Sincerely,



Matthew R. Chamberlain

MRC/lrs
Enclosures

cc: Village of Huntsville, Clerk (by email)
Village of Huntsville, Mayor (by email)
Village of Huntsville, Zoning Officer (by email)

Village Of Huntsville: Initiation of Zoning Amendment on Parcel

24-048-11-02-002-000 AKA-6805 LIMA ST

Section 603.1

LAROSS LLC/CO Ross Duff

PO Box 305

Huntsville, Oh 43324 937-539-0033

Section 603.2 Present use;

Vacant Undeveloped

Section 603.3 Present Zoning District;

R-1 Per LUC planning map.

Section 603.4 Proposed Use;

The intentions of rezoning this parcel are to make it possible to attract new business and growth to the Village of Huntsville, with the possibility of small grocery/mini-mart. Current zoning designation prohibits this.

Section 603.5 Proposed Zoning District;

Convert All Acreage into B-2

Section 603.6 Vicinity Map

Attached:

Section 603.7 List of Property Owners

Attached:

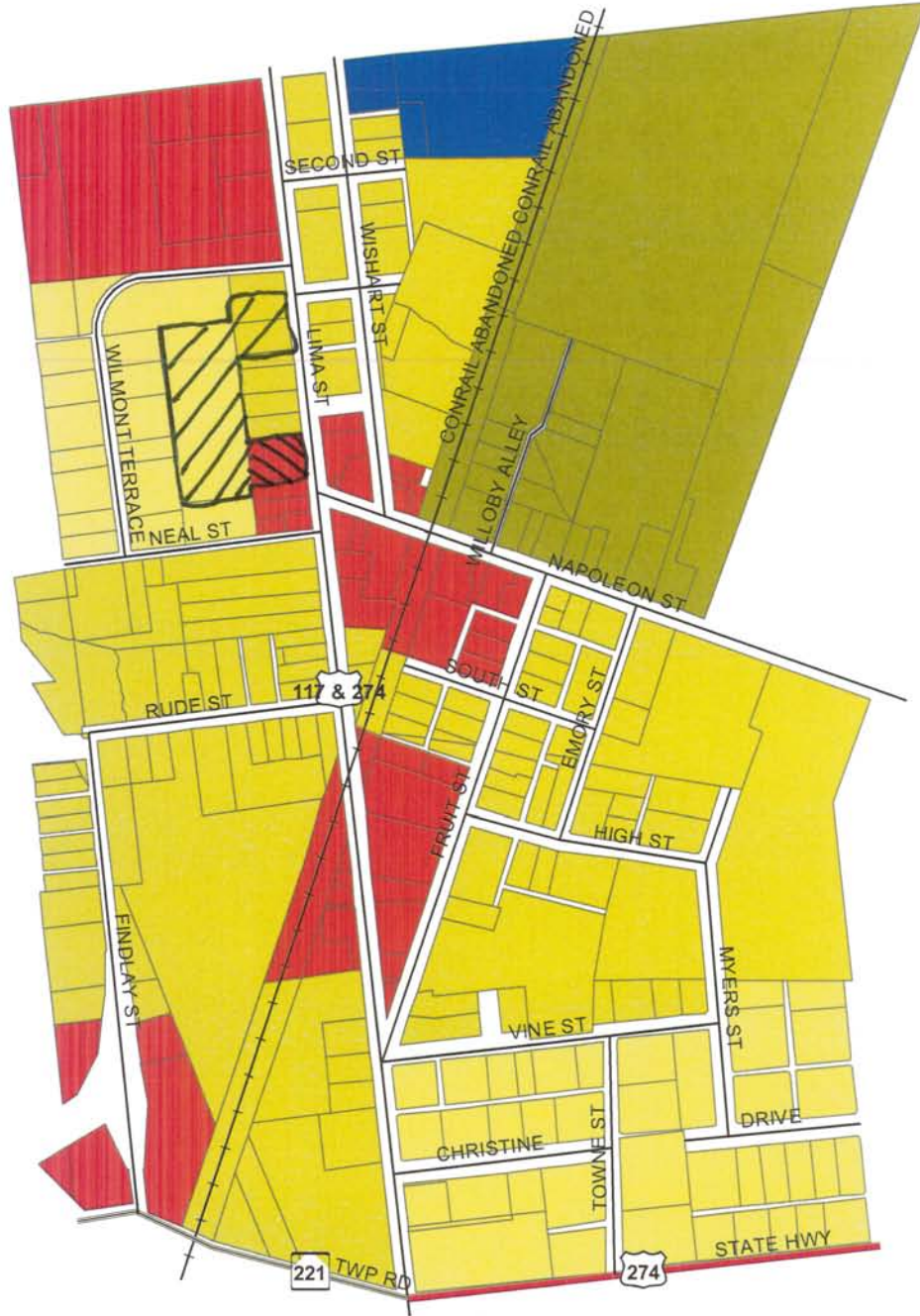
Section 603.8 Fee

Attached:










Thank You For Your Consideration,

A handwritten signature in black ink, appearing to read 'Ross Duff', with a stylized, cursive script.

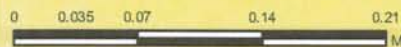
Ross Duff



Zoning Roads

- | | | | |
|---|-----|---|-------------------|
|  | R-1 |  | Local Roads |
|  | R-2 |  | Township Roads |
|  | R-3 |  | State Highways |
|  | B-2 |  | Conrail Abandoned |
|  | M-1 | | |

Village of Huntsville Logan County



Based on Official
Zoning map
Date: Oct 15th, 1996
Created on: November, 2003
Revised:



9676 Foundry St.
PO Box 219
East Liberty, OH 43319
Phone (937) 666-3431
Fax (937) 666-6203
E-mail: luc-rpc@roble.com

+



Export Image

Legal: 0000 9903

Village Of Huntsville: Initiation of Zoning Amendment on Parcel

#24-048-11-02-002-000 AKA-6805 LIMA ST (north lot)

Section 603.7 Continued:

Parcel #: 24-048-11-02-001-000
Owner: JANICE K WOLFORD TRUSTEE
Location: 6808 WILMONT TER
Mailing Address:
3937 C R 39
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-008-000
Owner: DUFF DEVELOPMENT COMPANY
LLC
Location: 6749 LIMA ST
Mailing Address:
8465 T R 36
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-005-
000
Owner: TERRY L SCOTT ETAL
Location: 6789 LIMA ST
Mailing Address:
P O BOX 33
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-04-002-
000
Owner: PAUL D KROUSE
Location: 6788 WISHART ST
Mailing Address:
6788 WISHART ST
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-04-001-
000
Owner: GALEN R HARRIS
Location: 6796 LIMA ST
Mailing Address:

424 COLTON AVE
BELLEFONTAINE OH 43311 USA

Parcel #: 24-048-11-05-002-
000

Owner: JODI A JENKINS

Location: 6825 WISHART ST
Mailing Address:

6825 WISHART ST
HUNTSVILLE OH 43324 USA

Addendum to Map:

Pursuant to section 603.6:

I approve this vicinity map to be at a scale showing property lines, thoroughfares, zoning existing and proposed to be adequate for consideration.

X 

Village of Huntsville Zoning Inspector

Village Of Huntsville: Initiation of Zoning Amendment on Parcel

24-048-11-02-003-000 AKA-unknown# LIMA ST

Section 603.1

LAROSS LLC/CO Ross Duff

PO Box 305

Huntsville, Oh 43324 937-539-0033

Section 603.2 Present use;

Vacant Undeveloped

Section 603.3 Present Zoning District;

R-1 Per LUC planning map.

Section 603.4 Proposed Use;

The intentions of rezoning this parcel are to make it possible to attract new business and growth to the Village of Huntsville, with the possibility of small grocery/mini-mart. Current zoning designation prohibits this.

Section 603.5 Proposed Zoning District;

Convert All Acreage into B-2

Section 603.6 Vicinity Map

Attached:

Section 603.7 List of Property Owners

Attached:

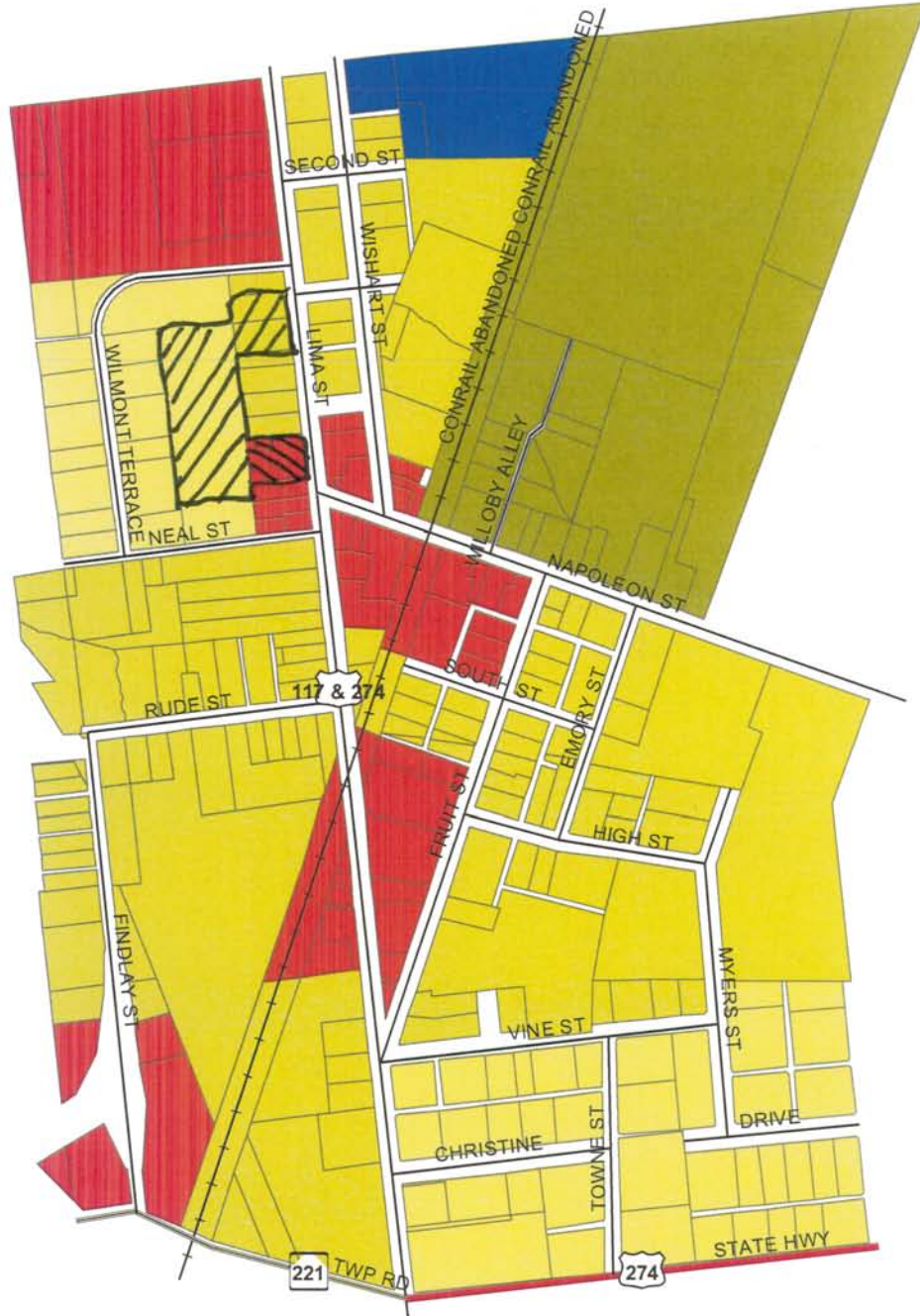
Section 603.8 Fee

Attached:

Thank You For Your Consideration,

A handwritten signature in black ink, appearing to read 'Ross Duff', is written over a horizontal line.

Ross Duff



Zoning Roads

- | | | | |
|--|-----|--|-------------------|
| | R-1 | | Local Roads |
| | R-2 | | Township Roads |
| | R-3 | | State Highways |
| | B-2 | | Conrail Abandoned |
| | M-1 | | |

Village of Huntsville Logan County



Based on Official
Zoning map
Date: Oct 15th, 1996
Created on: November, 2003
Miles Revised:



9676 Foundry St.
PO Box 219
East Liberty, OH 43319
Phone (937) 666-3431
Fax (937) 666-6203
E-mail: luc-rpc@rohip.com

Addendum to Map:

Pursuant to section 603.6:

I approve this vicinity map to be at a scale showing property lines, thoroughfares, zoning existing and proposed to be adequate for consideration.

x 

Village of Huntsville Zoning Inspector

Village Of Huntsville: Initiation of Zoning Amendment on Parcel

#24-048-11-02-003-000 AKA-unknown # LIMA ST (south lot)

Section 603.7 Continued:

Parcel #: 24-048-11-02-001-000
Owner: JANICE K WOLFORD TRUSTEE
Location: 6808 WILMONT TER
Mailing Address:

3937 C R 39
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-008-000
Owner: DUFF DEVELOPMENT COMPANY
LLC
Location: 6749 LIMA ST
Mailing Address:

8465 T R 36
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-005-
000
Owner: TERRY L SCOTT ETAL
Location: 6789 LIMA ST
Mailing Address:

P O BOX 33
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-04-002-
000
Owner: PAUL D KROUSE
Location: 6788 WISHART ST
Mailing Address:

6788 WISHART ST
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-04-001-
000
Owner: GALEN R HARRIS
Location: 6796 LIMA ST
Mailing Address:

424 COLTON AVE
BELLEFONTAINE OH 43311 USA

Parcel #: 24-048-11-05-002-
000

Owner: JODI A JENKINS

Location: 6825 WISHART ST
Mailing Address:

6825 WISHART ST
HUNTSVILLE OH 43324 USA

Village Of Huntsville: Initiation of Zoning Amendment on Parcel

#24-048-11-02-008-000 AKA-6749 LIMA ST

Section 603.1

Duff Development Company LLC/CO Ross Duff

8465 Twp Rd 36

Huntsville, Oh 43324 937-539-0033

Section 603.2 Present use;

Vacant Undeveloped

Section 603.3 Present Zoning District;

B-2 (appx. .5 acres) R-1 balance of acreage. Per LUC planning map.

Section 603.4 Proposed Use;

The intentions of rezoning this parcel are to make it possible to attract new business and growth to the Village of Huntsville. With the possibility of small grocery/mini-mart. Current zoning designation prohibits this.

Section 603.5 Proposed Zoning District;

Convert All Acreage into B-2

Section 603.6 Vicinity Map

Attached:

Section 603.7 List of Property Owners

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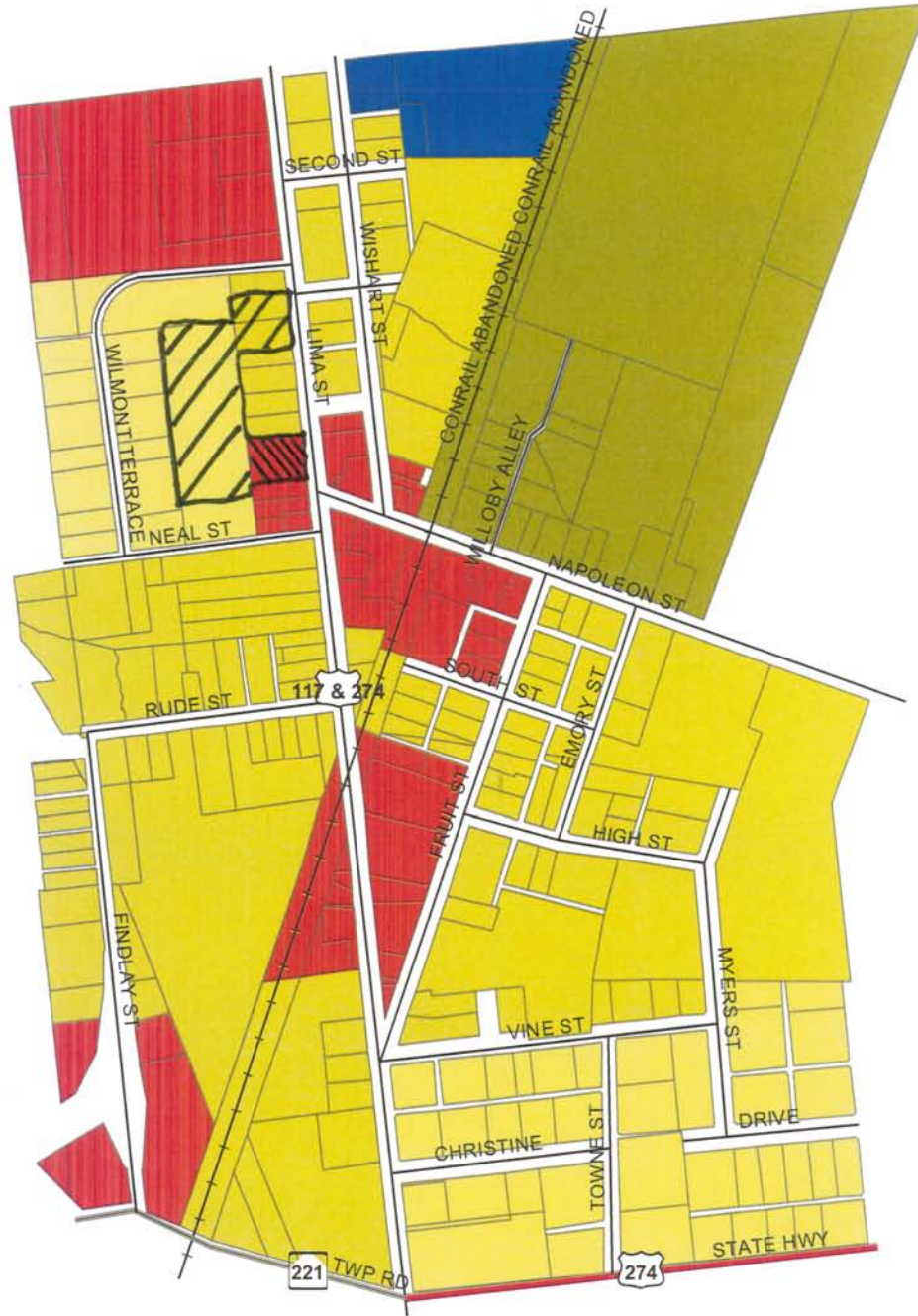
Section 603.8 Fee

Attached:










Thank You For Your Consideration,

A handwritten signature in black ink, appearing to read 'Ross Duff', with a stylized flourish at the end.

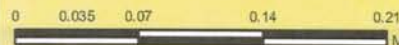
Ross Duff



Zoning Roads

- | | | | |
|---|-----|---|-------------------|
|  | R-1 |  | Local Roads |
|  | R-2 |  | Township Roads |
|  | R-3 |  | State Highways |
|  | B-2 |  | Conrail Abandoned |
|  | M-1 | | |

Village of Huntsville Logan County



Based on Official
Zoning map
Date: Oct 15th, 1996
Created on: November, 2003
Revised:



9676 Foundry St.
PO Box 219
East Liberty, OH 43319
Phone (937) 666-3431
Fax (937) 666-6203
E-mail: luc-rpc@rohipo.com

Addendum to Map:

Pursuant to section 603.6:

I approve this vicinity map to be at a scale showing property lines, thoroughfares, zoning existing and proposed to be adequate for consideration.

X 

Village of Huntsville Zoning Inspector

Michael E Yoder
Logan County Auditor



Zoom to Parcel

Export Image

Parcel #: 24-048-11-02-008-000

Location: 6749 LIMA ST

Owner: DUFF DEVELOPMENT
COMPANY LLC

Legal: 0000 9903

Village Of Huntsville: Initiation of Zoning Amendment on Parcel

#24-048-11-02-008-000 AKA-6749 LIMA ST

Section 603.7 Continued:

Parcel #: 24-048-11-02-001-000
Owner: JANICE K WOLFORD TRUSTEE
Location: 6808 WILMONT TER
Mailing Address:

3937 C R 39
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-019-000
Owner: JIM K COOPER ETUX 50/100 INT & KIM S COOPER 50/100 INT
Location: 6802 WILMONT TRRC DR
Mailing Address:

6802 WILMONT TERRACE
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-018-000
Owner: PAUL W ROBINETT
Location: 6786 WILMONT TRRC DR
Mailing Address:

6786 WILMONT TERRACE
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-017-000
Owner: RACHEL J EASTON
Location: 6774 WILMONT TRRC DR
Mailing Address:

6774 WILMONT TERRACE DR
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-016-000
Owner: JEFFREY R CHAMBERLAIN
Location: 6758 WILMONT TRRC DR
Mailing Address:

6758 WILMONT TERRACE
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-015-000
Owner: ANDREW P SHIRK ETUX
Location: 6788 WILMONT TRRC DR
Mailing Address:
6788 WILMONT TERRACE
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-014-000
Owner: SHIRLEY C PENCE TRUSTEE
Location: 6726 WILMONT TRRC DR
Mailing Address:
6726 WILMONT TERRACE
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-013-001
Owner: PATRICK COCHENOUR
ETAL
Location: 4936 NEAL ST
Mailing Address:
4936 NEAL ST
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-013-000
Owner: FALER CHAD ETAL 1/2 INT & FAME FALER 1/2
INT
Location: 4936 NEAL ST
Mailing Address:
6648 WINDJAMMER
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-009-
000
Owner: ROSS A HUGHES
Location: 6737 LIMA ST
Mailing Address

Parcel #: 24-048-11-03-002-000
Owner: RPS PROPERTY MANAGEMENT, LLC
Location: 6748 LIMA ST
Mailing Address:

BOX 888
RUSSELLS POINT OH 43348 USA

Parcel #: 24-048-11-02-007-
000

Owner: SHERRY L WHITING

Location: LIMA ST
Mailing Address:

P O BOX 5
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-005-
000

Owner: TERRY L SCOTT ETAL

Location: 6789 LIMA ST
Mailing Address:

P O BOX 33
HUNTSVILLE OH 43324 USA

Parcel #: 24-048-11-02-003-
000

Owner: LAROSS LLC
Mailing Address:

P O BOX 305
HUNTSVILLE OH 43324 USA



Staff Report – Jerome Township Rezoning Application

Applicant:	TWR Development & Management, LLC c/o William Westbrook P.O. Box 165 Dublin, OH 43017 (614) 571-1159												
Request:	<p>Request is to rezone 3 parcels. Each parcel, its existing/current zoning, and proposed zoning is below:</p> <table><tr><th>Parcel ID</th><th>Existing/Current</th><th>Proposed</th></tr><tr><td>1700220270000</td><td>B-12 Institutional or Quasi-Public District</td><td>PUD</td></tr><tr><td>1700220290000</td><td>U-1 Rural District</td><td>PUD</td></tr><tr><td>1700220300000</td><td>U-1 Rural District</td><td>PUD</td></tr></table> <p>Total acreage</p> <ul style="list-style-type: none">32.68 acres <p>Acreage to be rezoned</p> <ul style="list-style-type: none">32.68 acres <p>Current use</p> <ul style="list-style-type: none">“Farming and woodlands” <p>Proposed use</p> <ul style="list-style-type: none">“Single family (detached units) & open space	Parcel ID	Existing/Current	Proposed	1700220270000	B-12 Institutional or Quasi-Public District	PUD	1700220290000	U-1 Rural District	PUD	1700220300000	U-1 Rural District	PUD
Parcel ID	Existing/Current	Proposed											
1700220270000	B-12 Institutional or Quasi-Public District	PUD											
1700220290000	U-1 Rural District	PUD											
1700220300000	U-1 Rural District	PUD											
Location:	<p>Parcels located in Jerome Township (Union Co.).</p> <ul style="list-style-type: none">Parcels are at the northwest corner of Industrial Parkway and Mitchell-Dewitt Road.												

Staff Analysis:	<p>PUD District Intentions</p> <p>As a reminder, the PUD intentions are to:</p> <ul style="list-style-type: none">• Promote general public welfare• Encourage efficient use of land and resources• Promote greater efficiency in providing public and utility services• Encourage innovation in planning and building of all types of development
------------------------	---



Staff Report – Jerome Township Rezoning Application

Use & Density

The Jerome Township Comp. Plan identifies this property as Residential Conservation District. The Comp. Plan recommends density between 1 and 2 units per gross acre in Residential Conservation Districts (Comp. Plan 6-8). The PUD requires a maximum of 1.75 units per gross acre (PUD 602 1. a.). Single family dwellings are appropriate. The preliminary site plan proposed is 1.72 units per gross acre. Staff believes the use and density are appropriate.

Open Space

The Comp. Plan recommends 40% open space (Comp. Plan 6-8). **It's important to remember, the Comp. Plan is a guide** (Comp. Plan 1-5). The PUD requires a minimum of 20% (PUD 604 3. g.). The Zoning Plan and Regulation Text Submitted List, states this property includes a tributary to the Darby Creek Watershed. It addresses the tributary through preservation of the stream from end of the site to the other and provides for a minimum **100' stream buffer**. This preservation helps justify the lower, 34.7%, dwelling units per acre (PUD 602 1. a.). Staff believes the open space preserve proposed is justified.

The site should be pedestrian-friendly and integrate the open space. Per Bill Westbrook, applicant, the EPA will not allow for paths along the stream. However, sidewalks of a certain minimum width should be added along each roadway within and fronting the PUD. This will be more in-line with the concept of master planning as the site develops and connects to adjacent future developments (PUD 601 1. a., b., & e.) (PUD 604 3. b.).

Street trees should be placed outside the public right-of-way in a maintenance easement (PUD 604 3. e.).

Regulation Text

Setbacks

- **There should be a minimum of 15' between buildings and open space** (PUD 604 5. A. viii.). This should be noted in regulation text i.
- Side yard setbacks read, **"7.5' each side or 15' total."** It should simply be **"7.5' each side"** to prevent confusion or the chance that a building is **built closer than 7.5'** to a side line. This should be noted in regulation text i.
- **Driveway setbacks read, "minimum 2' from property line."** Clarification is needed to establish from which



Staff Report – Jerome Township Rezoning Application

	<p>line the minimum setback is required. This should be noted in regulation text i.</p> <p>Minimum width & area</p> <ul style="list-style-type: none">• There should be a minimum lot width at the right-of-way in addition to a minimum lot width at the 25' building setback, which is 80'. According to Exhibit B, that appears to be 73' on Lot 15. This should be noted in regulation text xi.• There should be a minimum lot area requirement. According to Exhibit B, that appears to be .24 ac on Lot 30. This should be noted in regulation text xi. <p>Future Roadway</p> <p>The application notes a traffic impact study (TIS) is being required by the Union Co. Engineer. Staff agrees this should be required because the Comp. Plan notes there may be a need for a future roadway through this site. Obviously, if it is rezoned and platted, that roadway will not be possible.</p>
Staff Recommendations:	Staff recommends APPROVAL of the application to rezone 1700220270000 from B-12 Institutional or Quasi-Public District to PUD, 1700220290000 from U-1 Rural District to PUD, and 1700220300000 from U-1 to PUD with the condition that all staff comments be incorporated.
Z&S Committee Recommendations:	



Logan-Union-Champaign regional planning commission

Ink'm Director: ~~Brenda Beckenmiller~~
Jenny R. Snapp
Jim Cox

Zoning Parcel Amendment Checklist

Date: 7-28-2014 Township: Jerome

Amendment Title: Mitchell Crossing PUD

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

7/30/14
JRS

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

Revision: Initial, 8/2009

9676 E. Foundry St, PO Box 219
East Liberty, Ohio 43319
• Phone: 937-666-3431 • Fax: 937-666-6203
• Email: luc-rpc@lucplanning.com • Web: www.lucplanning.com

Jerome Township Zoning Commission

Anita Nicol
Clerk

9777 Industrial Parkway
Plain City, Ohio 43064

July 29, 2014

Office: (614) 873-4480 x102
Fax: (614) 873-8664

Brad Bodenmiller
L.U.C. Regional Planning Commission
Box 219
East Liberty, Ohio 43319

Dear Brad:

This letter is to inform you of a Jerome Township Rezoning Amendment:

Application: PUD-14-117

Name of Applicant: TWR Development & Management, LLC

Rezoning: Approximately 32.68 acres located at the NW corner of Mitchell DeWitt Road
and Industrial Parkway, Plain City, Ohio, Parcel ID Numbers 1700220270000,
1700220300000, and 1700220290000.

Present Zoning: U-1 (Rural District), and B-12 (Institutional or Quasipublic)

Proposed Zoning: PUD (Planned Unit Development)

Public Hearing Date has been set for: August 25, 2014 at 7:00 p.m.

The Zoning Commission would like your comments regarding this rezoning before the public hearing date.

If you need further information, please feel free to contact me.

Sincerely yours,

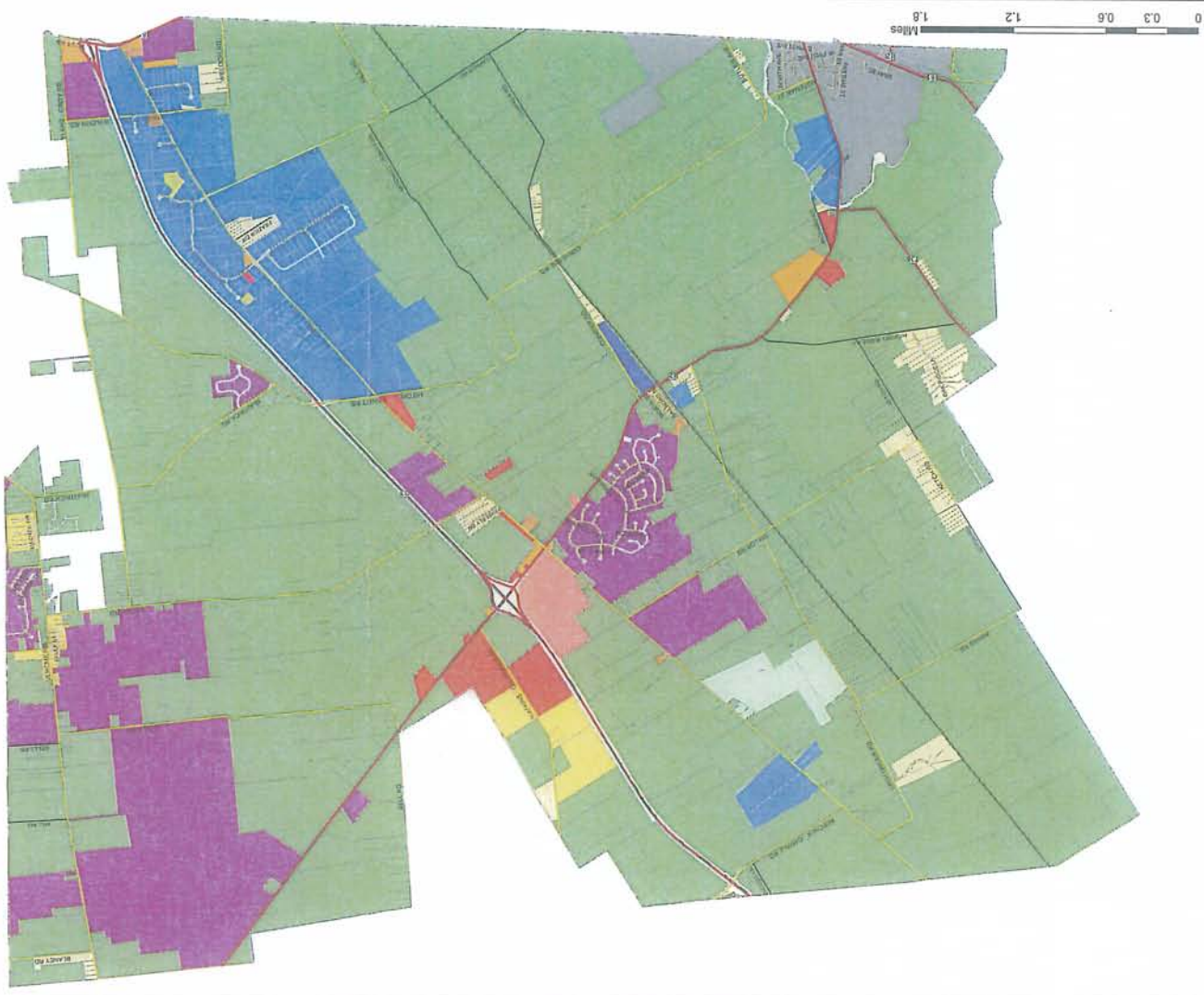
Anita Nicol

Anita Nicol
Zoning Clerk

Gary Smith - contact

Enc: Zoning Parcel Amendment Checklist

Jerome Township Zoning Map



- Legend**
- Jerome Roads**
 - R-2
 - B-1
 - B-11
 - B-12
 - B-13
 - B-14
 - B-15
 - Roads**
 - Ramp, State Highway, US Highway
 - County Highway
 - Township Highway
 - Township Road
 - Railroad**
 - Jerome**
 - Property Parcels**
 - Jerome Zoning**
 - U-1
 - R-1
 - R-2
 - SR-1
 - SR-2
 - PUD
 - M-2
 - M-1
 - B-1
 - B-11
 - B-12
 - B-13
 - B-14
 - B-15
 - M-1
 - M-2
 - PUD
 - SR-1
 - SR-2
 - Plain City

Map Created: July 2004
 Map Revised: November 2008

LOGAN COUNTY
CHAMPAIGN COUNTY

Logan-Union-Champaign
 Regional Planning Commission
 9876 E. Foundry St.
 East Liberty, OH 43318
 (937) 865-2421





Mitchell Crossing Re-Zoning



Legend

- Re-Zoned Parcels
- US Highway
- Roads

Zoning

- B-12
- B-13
- B-15
- M-1
- PUD
- R-1
- U-1

Jerome Township:




1700220270000
1700220300000
1700220290000

1 inch = 1,000 feet
08/04/2014



Mitchell Crossing Re-Zoning

Legend


-  Re-Zoned Parcels
-  US Highway
-  Roads

Jerome Township:

1700220270000
1700220300000
1700220290000

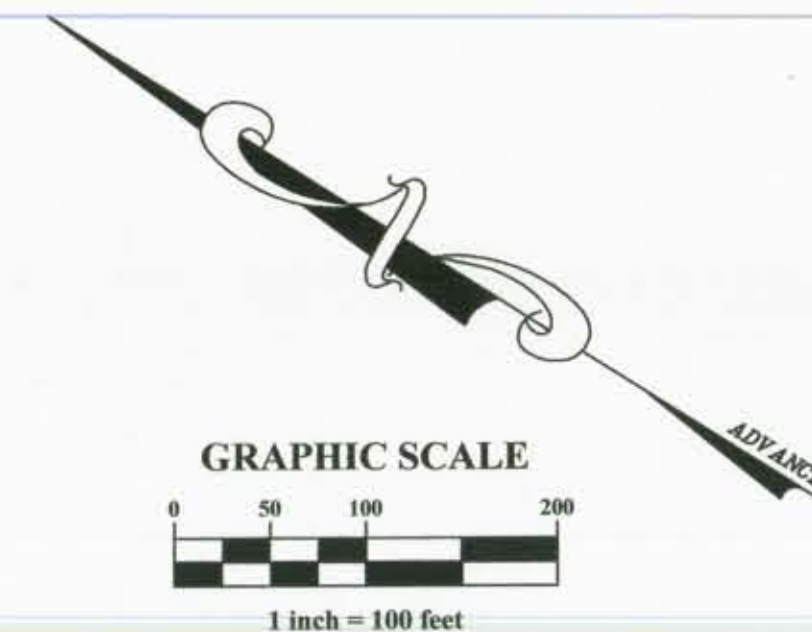
1 inch = 1,000 feet




0 500 1,000



08/04/2014

Z:\14-0002-528\DWG\PRODUCTION DRAWINGS\ZONING\Concept Site Plan.dwg ZOI Jul 23, 2014 - 4:12:07pm jaury



-  (46 TOTAL)
EG. NORWAY SPRUCE, COLORADO SPRUCE, BLUE SPRUCE, DOUGLAS FIR, ETC.
-  (19 TOTAL)
EG. SUGAR MAPLE, WHITE OAK, RED OAK, AMERICAN LINDEN, ETC.
-  (115 TOTAL)
EG. ELM (DISEASE RESISTANT), SHUMARD OAK, SILVER LINDEN, RED BUCKEYE, TREELILAC, ETC.

BLAKE RAFELD
LANDSCAPE ARCHITECT, INC.
3024 Colchester Road • Columbus, OH 43221 TEL 614-901-4014 FAX 614-901-4722


PLAN PREPARED BY:  ADVANCED CIVIL DESIGN ENGINEERS 429 Beaker Road Gahanna, Ohio 43230 Ph 614.428.7750 Fax 614.428.7755	
PLAN PREPARED FOR: TWR DEVELOPMENT & MANAGEMENT, LLC P.O. BOX 165 DUBLIN, OHIO 43017	
MITCHELL CROSSING ZONING PLAN FOR TWR DEVELOPMENT & MANAGEMENT, LLC PRELIMINARY SITE PLAN	
Issue Dates:	
Date: 07/28/2014 Scale: 1" = 100'	
Drawn By: JRS	Checked By: DDD
Project Number: 14-0002-528	
Drawing Number: 1 / 1	

EXHIBIT A-1

R & M HILDEBRAND FAMILY PARTNERSHIP II, LTD. as to 5.000 Acre Tract, and R & M HILDEBRAND FAMILY PARTNERSHIP III, LTD. as to 11.3596 Acre Tract, by Official Record Volume 30, page 63 and Volume 30, page 65, Recorder's Office, Union County, Ohio.

FIRST TRACT: Being in the State of Ohio, situated in the County of Union, and in the Township of Jerome, Virginia Military Survey No. 5134, being part of a 57 acre tract beginning at a P.K. nail at the centerline intersection also being the southeasterly corner of the above mentioned 57 acre tract; hence S. 82° 00' W., 1172.83 feet along the centerline of County Road 9-B, the southerly line of the above- mentioned tract, to a point at the true place of beginning; hence S. 82° 00' W. 330.35 feet along the centerline of County Road 9-B to a point; thence N. 32° 44' 45" W., 754.10 feet; passing an iron pin at 27.53 feet to an iron pin; thence N. 57° 15' 06" E., 300.00 feet to an iron pin; thence S. 32° 44' 45" E., 795.15 feet, passing an iron pin on line at 767.62 feet, to the place of beginning, containing 5.000 acres, subject to all legal highway. Registered in Union County Court of Records in Deed Volume 200, page 105.

Parcel No. 17-0022030.0000; Map No. 135-00-00-063.000

SECOND TRACT: Being in the County of Union, in the State of Ohio and in the Township of Jerome, Virginia Military Survey No. 5134, part of a 57 acre tract, and bounded and described as follows:

Beginning at a P.K. nail at the centerline intersection of U.S. Route 33 and County Road 9-B, said intersection also being the southeasterly corner of the above mentioned 57 acre tract; thence S. 82° 00' W., 727.44 feet along the centerline of County Road 9-B, the southerly line of the above-mentioned tract; to a point at the true place of beginning; thence S. 82° 00' W., 445.39 feet along the centerline of County Road 9-B to a point; thence N. 32° 44' 54" W., 795.15 feet, passing at iron pin on line at 27.53 feet to an iron pin; thence S. 57° 15' 06" W., 300.00 feet to an iron pin; hence N. 32° 44' 54" W., 97.25 feet to an iron pin; thence N. 42° 08' 48" E., 729.70 feet to an iron pin; thence S. 32° 44' 54" E., 1269.00 feet, passing an iron pin on line at 1241.47 feet, to the place of beginning, containing 11.3596 acres, subject to all legal highways.

Being of record in the County Office above mentioned in Deed

Volume 200, page 105. Parcel No. 17-0022029.0000;

Map No. 135-0-00-064-000

EXHIBIT A-2

FOX SURVEYING COMPANY

106 S. Elm Street
P.O. Box 133

Prospect, Ohio 43342

Phone (740) 494-2028
Fax (740) 494-2730

EXHIBIT "A"

Description of 16.321 Acres

Being part of V.M.S. #5134, and being the same 13.360 acre tract and 3.000 acre tracts of land, now or formerly owned by Arthur G. Wesner, Deed Vol. 267, page 626, Jerome Township, Union County, State of Ohio and being more particularly described as follows:

Beginning at a survey nail set at the intersection of the centerline of County Road 9 (Mitchell-Dewitt Rd.) with the centerline of County Road 1-L (Industrial Parkway), said point being Grantor's Southeast corner and Southeast corner of hereinafter described 16.321 acre tract;

Thence along the centerline of County Road 9 South 82 deg. 01 min. 52 sec. West for a distance of 727.51 feet to a survey nail set at Grantor's Southwest corner (passing over a tract line at a distance of 397.13 feet), said point being the Southeast corner of a 11.395 acre tract of land, now or formerly owned by R. & M. Hildebrand Family Partnership III, Ltd., O.R. 30, page 65;

Thence along Grantor's West Line and East Line of said 11.395 acre tract North 32 deg. 44 min. 54 sec. West for a distance of 1269.00 feet to a 1 inch dia. iron pin found at Grantor's Northwest corner, said point being on the South Line of a 3.682 acre tract of land, now or formerly owned by Daryl T. Gillette, O.R. 188, page 708, (passing over an iron pin set at a distance of 27.53 feet and a tract line at a distance of 366.45 feet);

Thence along Grantor's North Line and South Line of said 3.682 acre tract North 42 deg. 08 min. 48 sec. East for a distance of 295.93 feet to a survey nail set on the centerline of County Road 1-L (passing over a 1 inch dia. iron pipe found at a distance of 244.51 feet);

Thence along said centerline South 48 deg. 57 min. 30 sec. East for a distance of 822.29 feet to a railroad spike found at a P.I. angle point;

Thence continuing along said centerline South 42 deg. 19 min. 15 sec. East for a distance of 873.60 feet to a survey nail set on the centerline of County Road 9 and the place of beginning.

Containing 16.321 acres, more or less, and subject to legal highways, easements, restrictions and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated January 27, 2007. All 5/8 inch dia. iron pins set have a plastic identity cap with the inscription "Fox P.S. 7000."

Prior Deed Vol. 267, page 626

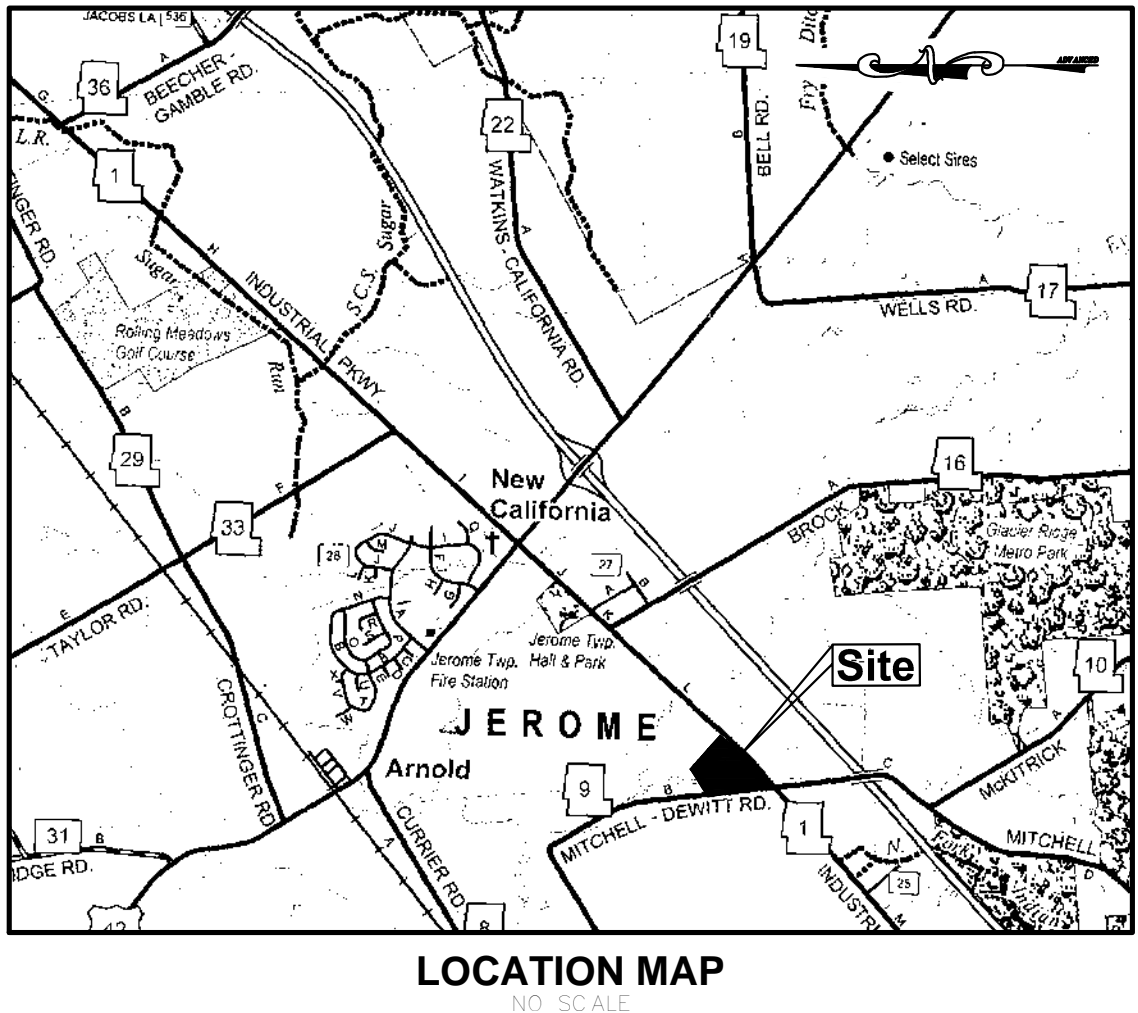
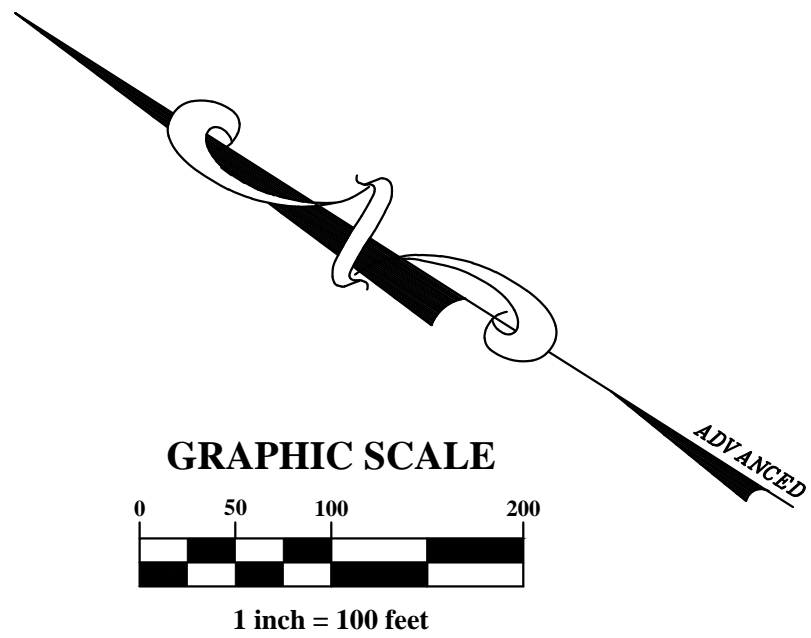
Basis of bearings, Survey Vol. 7, page 323, centerline C.R. 1, South 48 deg. 57 min. 30 sec. East


Steven A. Fox, P.S. 7000



Jan. 27, 2007
Date of Survey
Job No. 0704

Z:\14-0002-528\DWG\PRODUCTION DRAWINGS\ZONING\Concept Site Plan.dwg Z01 Jul 28, 2014 10:26:12am jerry



GENERAL SUMMARY

TOTAL ACREAGE	32.68 AC. (BY DEED RECORD)
RIGHT-OF-WAY (INDUSTRIAL PARKWAY & MITCHELL-DEWITT)	3.58 AC.
NET ACREAGE	29.10 AC.
NUMBER OF LOTS	50
GROSS DENSITY	1.72 DU/AC.
OPEN SPACE	10.11 AC. (34.7%)
EXISTING ZONING	U-1 & B12
EXISTING USE	FARMING & WOODLANDS
PROPOSED ZONING	PUD
PROPOSED DEVELOPMENT USE	SINGLE FAMILY (DETACHED UNITS) & OPEN SPACE
MINIMUM FRONTAGE	80' MINIMUM (MEASURED AT THE BUILDING SETBACK LINE)
FRONT YARD SETBACK	25' (FROM EDGE OF R/W) 60' FROM R/W (LOTS 1-5)
SIDE YARD SETBACK	15' TOTAL (7.5' EACH SIDE)
REAR YARD SETBACK	30'

NOTES:

- OPEN SPACE TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- CONSERVATION EASEMENT TO BE PROVIDED FOR STREAM BUFFER AREA.
- OPEN SPACE PROVIDED FOR PASSIVE USE BY RESIDENTS, PRESERVATION OF NATURAL VEGETATION AND/OR STORMWATER MANAGEMENT AND LANDSCAPING.
- SANITARY SEWER AND WATER SERVICE TO BE PROVIDED BY THE CITY OF MARYSVILLE AND DESIGNED PER MARYSVILLE STANDARDS.
- STREETS AND STORMWATER MANAGEMENT SHALL MEET THE STANDARDS OF UNION COUNTY.

PLAN PREPARED BY:
TWR DEVELOPMENT & MANAGEMENT, LLC
P.O. BOX 165
DUBLIN, OHIO 43017

DATE: 07/28/2014
SCALE: 1" = 100'

DRAWN BY:
JRS

CHECKED BY:
DDD

PROJECT NUMBER:
14-0002-528

DRAWING NUMBER:
1 / 2

JEROME TOWNSHIP, UNION COUNTY, OHIO

MITCHELL CROSSING

EXHIBIT "B"

FOR

TWR DEVELOPMENT & MANAGEMENT, LLC

PRELIMINARY SITE PLAN

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS & SURVEYORS



EXHIBIT G-1

15461 US Route 36 • PO Box 393 • Marysville, OH 43040-0393
(937) 642-1826 • (800) 642-1826 • Fax (937) 644-4239
www.ure.com

Your Touchstone Energy Cooperative



July 21st, 2014

David Denniston, PE
Advanced Civil Design
422 Beecher Rd.
Gahanna, OH 43230

RE: Electric Service for Mitchell Crossing

Dear Dave,

We understand that a development of 50 single family homes lots has been proposed at the intersection of Mitchell-Dewitt Rd and Industrial Parkway, Jerome Township. Union Rural Electric has the availability and capacity to serve electric to this subdivision presently identified as Mitchell Crossing. It would be our intention to serve this 33 acre site at the developer's request.

Please let me know if you require any additional information.

Regards,

A handwritten signature in dark ink, appearing to read "Kevin Gregory".

Kevin Gregory
Key Accounts Executive
Union Rural Electric Cooperative

EXHIBIT G-2

Columbia Gas
of Ohio
A NiSource Company
New Business Team
200 Civic Center Dr.
Columbus, OH 43215

July 21, 2014

Advanced Civil Design
Attn: David Denniston
422 Beecher Rd.
Gahanna, OH 43230

Re: Mitchell Crossing – Jerome Twp / Plain City

Thank you for wanting to choose Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve your natural gas needs to your new proposed project. This letter is to confirm COH does have facilities on Industrial Parkway. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary

If you have any questions regarding availability, or how it is determined, please feel free to contact me at 800-440-6111 ext 3041 Monday-Friday, 8:00am to 4:00pm. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,



Columbia Gas of Ohio a Nisource Company
Jody Beaver
Sr. New Business Rep

EXHIBIT G-3



750 CANYON DR, STE 500
COPPELL, TX 75019

July 21, 2014

David D. Denniston, PE
Advanced Civil Design
422 Beecher Road
Gahanna, OH 43230

Re: Mitchell Crossing – Union County, Columbus, Ohio

In concern of Time Warner Cable (TWC) facilities at the property located at the NW Quadrant of Industrial Pkwy and Mitchell-Dewitt Road, TWC has existing coax and/or fiber facilities near this location that may provide a possible point-of-connection for available services in the future.

Services for any Commercial or Multi-Family Parcels will be available dependent upon the right-of-entry agreement and entry routing for the respective buildings, as determined by contract. Contact our Commercial Sales Manager, Steve Cress, at 469-464-4152 to facilitate a request for new commercial service, or our Senior MDU Sales Manager, Karla Hohenberger, at 972-830-3834. In addition to initiating your request, they can also provide specifics regarding costs and other details associated with obtaining our services in this area at the appropriate point in time.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@twcable.com. Please share this information with whoever needs these services.

Sincerely,

Lisa Law

Manager of Data Operations
Time Warner Cable
750 Canyon Drive
Coppell, TX 75019
1-972-537-5323

EXHIBIT G-4



2780 Liberty Rd.
Delaware Ohio 43015

July,25 2014

Advanced Civil Design
David D. Denniston
422 Beecher Road
Gahanna, OH 43230

Reference: Utility Service Request for Industrial Parkway and Mitchell-Dewitt Road

Dear David :

This letter is being issued to you to confirm that Frontier Communications will provide any telecommunications services required to the proposed 50 Single Family Lot parcel for Residential development located in Union County, OH along Industrial Parkway and Mitchell-Dewitt Road.

Please provide preliminary & final construction drawings to me, Robert Chandler at 2780 Liberty Rd. Delaware Ohio 43015. If you have any questions or concerns please contact me at 740-369-0826.

Sincerely,

Robert Chandler
Robert Chandler
Network Engineer – Frontier Communications

EXHIBIT G-5



Engineering, Planning and Zoning
City Hall, 209 S. Main Street
Marysville, Ohio 43040-1641
(937) 645-7350
FAX (937) 645-7350
www.marysvilleohio.org

July 25, 2014

David Denniston, P.E.
Advanced Civil Design
422 Beecher Road
Gahanna, Ohio 43230

**Re: 32.681 acres located on Mitchell-Dewitt Road
Parcels 170022027000, 1700220300000 and 1700220290000**

Dear Mr. Denniston:

Per your request, the City of Marysville is providing this letter to verify that the City is able to provide sanitary and water service for the proposed 32.681 acre residential development to be located at Industrial Parkway and Mitchell-Dewitt Road (Auditor's parcels 170022027000, 1700220300000 and 1700220290000). Existing sanitary and water lines are available along Industrial Parkway. Any required utility extensions or system upgrades will be the sole responsibility of the developer.

Please contact me at (937) 645-7360 if you have any questions or concerns regarding this letter.

Sincerely,
City of Marysville

Robert Priestas, P.E.
Assistant City Engineer

Cc: J. Hoyt

EXHIBIT G-6

JEROME TOWNSHIP



DIVISION OF FIRE

DAVID D. DENNISTON, PE
ADVANCED CIVIL DESIGN
422 BEECHER ROAD
GAHANNA, OH 43230
614-738-8811 (FAX)

David D. Denniston, PE
Advanced Civil Design
422 Beecher Road
Gahanna, OH 43230

July 22, 2014

RE: Serviceability Letter

Mr. Denniston,

The Jerome Township Division of Fire is a full service professional fire division that maintains both Fire & Emergency Medical Services (EMS)

We currently service the area of Mitchell Dewitt and Industrial Parkway and would continue to do so upon any future development.

Please contact me at the above number if you should need additional information.

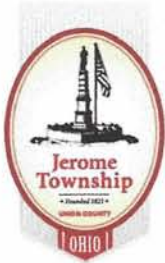
In the Interest of Public Safety,

A handwritten signature in black ink, reading "Scott A. Skeldon".

Scott A. Skeldon

Fire Chief

PUD ZONING APPLICATION
JEROME TOWNSHIP, UNION COUNTY, OHIO
MITCHELL CROSSING
JULY 28, 2014



Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064
Office (614) 873-4480
Fax (614) 873-8664

Application Form
PUD Zoning

Office Use Only:	
Application #: _____	Date: _____
Fee: \$ _____	Check #: _____

Agent / Applicant Information:

Agent / Applicant Name: TWR DEVELOPMENT & MANAGEMENT, LLC Date: 7/28/2014
Mailing Address: P.O. Box 145, Dublin, OH 43017
Email Address: WilliamWestbrook@yahoo.com Phone: 614-571-1159

Property Information:

Property Address: MITCHELL DEWITT ROAD, PLAIN CITY, OH 43064
Property Owner: MISSION INVESTMENT FUND OF EVANGELICAL LUTHERAN CHURCH & BEN HILDEBRAND FAMILY PARTNERSHIP
Parcel ID # (s) 1700220270000, 1700220300000, 1700220290000
Acreage: 32.68 Current Zoning: B-12, U-1 Subdivision Name: N/A

PUD Zoning Information:

<u>PUD Type Requested:</u>	<u>Adjacent Land Uses:</u>	<u>Proposed Utilities:</u>
<input checked="" type="checkbox"/> Residential	North: <u>SINGLE FAMILY, AGRICULTURE</u>	<input checked="" type="checkbox"/> Public Sewer
<input type="checkbox"/> Commercial / Office	South: <u>SINGLE FAMILY, AGRICULTURE</u>	<input type="checkbox"/> On-Site Sewer
<input type="checkbox"/> Industrial	East: <u>AGRICULTURE</u>	<input checked="" type="checkbox"/> Public Water
<input type="checkbox"/> Mixed-Use	West: <u>SINGLE FAMILY</u>	<input type="checkbox"/> Private Well

The undersigned certifies that this application and the attachments thereto contain all the information required by the Zoning Resolution and that all information contained within this application is true and accurate to the best of his/her knowledge. Applicant hereby certifies that they have legal ownership or legal control over the property to be re-zoned and agrees to be bound by the provisions of the Jerome Township Zoning Resolution.

Agent / Applicant Signature: [Signature] Date: 7/28/2014

Property Owner Signature (if different from the Applicant): SEE EXHIBITS E-1 & E-2
AUTHORIZED

- ☐ Site plan, showing approximate nonresidential building locations(s), various functional use areas, circulation, and their relationship. *N/A*
- ☒ General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- ☒ Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
- ☒ Projected schedule of site development.
- ☒ Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- ☒ Regulation Text for development in the proposed Planned Unit Development District. That text must set forth and define the uses to be permitted in the proposed Planned Unit Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PUD.

3. Zoning Text

This Regulation Text shall only apply to the PUD in question and all development within that PUD. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:

- ☒ All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
- ☒ All maximum height and size requirements of buildings, mechanical areas and other structures.
- ☒ All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
- ☒ All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
- ☒ All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
- ☒ All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjoining areas.
- ☒ All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
- ☒ All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
- ☒ All exterior architectural design standards, including material, color and styles.
- ☒ A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan;
- ☒ Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- ☒ Accessory structure standards and limitations.
- ☒ Open space area, uses and structures, including proposed ownership and sample controlling instruments.
- ☒ Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- ☒ The Regulation Text should contain the following provision: All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.

The owner(s) of land, in requesting that the Zoning Resolution be amended to include such land in the PUD, shall file fifteen (15) paper copies, and one electronic copy, of the application, Zoning Plan, and Zoning Text for such amendment with the Jerome Township Zoning Commission which shall contain:

1. Application form and supplementary information:

- ☒ name, address and telephone number of the owner and applicant;
- ☒ name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan;
- ☒ legal description of the property and the address of the property;
- ☒ description of existing uses;
- ☒ present zoning district;
- ☒ a vicinity map at a scale approved by the Zoning Commission showing the relationship of the PUD to the adjacent properties, existing streets and public service facilities in the area;
- ☒ a list of the names and addresses of all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list; and
- ☒ any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment.

2. Zoning Plan

In addition to the application required herein, fifteen (15) copies of the proposed Zoning Plan shall be submitted with the application. The proposed Zoning Plan shall be prepared and endorsed by a qualified urban planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- ☒ Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.
- ☒ A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
- ☒ Concept site plan of the proposed planned district, and proposed layout of all subareas.
- ☒ Proposed densities, number of lots and dimension parameters, and building intensities.
- ☒ Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- ☒ Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- ☒ Relation to existing and future land use in surrounding area.
- ☒ Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- ☒ Proposed traffic and pedestrian circulation pattern, indicating both public and private streets or highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- ☒ An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.
- ☒ Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.

NEIGHBORING PROPERTIES
MITCHELL CROSSING
July 28, 2014

Barnhill Brian S & Krysten M Carney
9215 Industrial Pkwy,
PLAIN CITY, OH 43064

Mack Roy A & Amber
9310 Mitchell Dewitt RD
PLAIN CITY, OH 43064

Mitchell James C & Carolyn L
9267 Mitchell-Dewitt Rd.
PLAIN CITY, OH 43064

Mitchell Farms LLC
9267 Mitchell-Dewitt Rd.
PLAIN CITY, OH 43064

Scott David John Trustee
9679 Brock Rd
PLAIN CITY, OH 43064

Scott Phillip E & Mary Susan Trustees
9521 Brock Rd
PLAIN CITY OH 43064

R & M Hildebrand Family Partnership III Ltd.
7651 Bale Kenyon Rd
LEWIS CENTER, OH 43035

Mission Investment Fund of the
Evangelical Lutheran Church
8765 West Higgins Rd
CHICAGO, IL 60631

Scottkids LLC
5102 Sandpiper Lane South
ST PETERSBURG, FL 33711

**MITCHELL CROSSING
ZONING PLAN AND REGULATION TEXT SUBMISSION LIST
JULY 28, 2014**

- a. Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.**

The site is generally located at the northwest corner of Mitchell-Dewitt Road and Industrial Parkway. Included in our documents are legal descriptions (Exhibits A-1 & A-2) for the parcels to be included in the community and the submitted plans are consistent with those legal descriptions. Based upon those legal descriptions the site is 32.68 acres in size. A field survey will be submitted with the Development Plan Application.

- b. A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.**

The proposed community shall be for single family residential uses only.

- c. Concept site plan of the proposed planned district, and proposed layout of all subareas.**

This PUD Zoning Application includes copies of the Preliminary Site Plan and the Preliminary Utility Plan (Exhibits B & C respectively).

- d. Proposed densities, number of lots and dimension parameters, and building intensities.**

The General Summary on the Preliminary Site Plan details all of that information.

- e. Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.**

The Open Space provided in the Preliminary Site Plan will be used for tree and stream preservation, retention basins, landscaping, entry feature, utility easements and other general passive uses.

The Open Space is a total of 10.10 acres or 34.7 % of the development area net of the existing right-of-ways of Industrial Parkway and Mitchell-Dewitt Road.

All Open Space shall be owned and maintained by the Mitchell Crossing Owners' Association, as described in the attached Declaration of Covenants, Conditions, Restrictions and Easements for Mitchell Crossing (Exhibit D).

- f. Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.**

The property is bisected generally east to west across the northern one third of the site by an unnamed stream with a significant wooded cover. All streams and woodlands are identified on the Preliminary Site Plan.

Except for the stream crossing, the planned improvements shown on the Preliminary Utility Plan and grading of the lots all of the woods on site should be preserved. The Deed Restrictions require Architectural Review Committee approval to remove any trees greater than 6" diameter.

- g. Relation to existing and future lands use in surrounding area.**

All of the existing surrounding land uses are large lot single family uses or agricultural use. The present zoning districts in the area are B-12 for approximately one half (1/2) of the property at the corner of Mitchell-Dewitt Road and Industrial Parkway and U-1 for the balance of the property, U-1 generally north, east and west and M-1 to the south.

The 2008 Comprehensive Plan proposes that this property, being zoned to PUD, have a future land use of Conservation Development with a density between 1 – 2 units per acre.

The Comprehensive Plan proposes generally Conservation Development to the north and west, Office/Research/Medical to the east and Flex Office/Light Industry to the south.

- h. Proposed provision of water, sanitary sewers, surface drainage, and street lighting.**

Water and sewer service will be provided by the City of Marysville as is shown on the Preliminary Utility Plan (Exhibit C)

On site surface drainage will be as required by the development regulations of Union County and Ohio EPA, since the property is tributary to the Darby Creek Watershed, and is depicted on Exhibit C.

The only lights being proposed will be to light the entry feature.

- i. Proposed traffic and pedestrian circulation pattern, indicating both public and private streets and highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.**

The Union County Engineer has requested a traffic impact study be submitted for approval prior to or in conjunction with the Preliminary Plat submission.

Since the proposed community is limited to the 50 lots sidewalks were not included in the public street design.

- j. An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.**

The site infrastructure shall be built as one phase. Depending on the various approval processes, the site development could start in the Spring, 2015 and be completed in the Summer, 2015 which would allow house construction in the Fall, 2015.

- k. Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.**

The Preliminary Utility Plan (Exhibit C) provides the schematic layout of the various public utilities. Provided as Exhibits G-1, G-2 & G-3, G-4, G-5 and G-6 are service letters for the provisions of electrical, gas, cable, internet, public sewer, public water and fire protection.

- l. Site plan, showing approximate nonresidential building location(s), various functional use areas, circulation, and their relationship.**

Since the only land use proposed is single family residential, this request for information is not applicable.

- m. General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.**

Provided in Deed Restrictions of Exhibit D is the description of the allowed materials for house construction and other structures, minimum house sizes, and of the approval process for the design of each house by the Architectural

Review Committee. These conditions are specifically covered in Articles 2, 3 and 4.

- n. Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.**

The Declaration of Covenants, Conditions, Restrictions and Easements for Mitchell Crossing are attached as Exhibit D. The Mitchell Crossing Owners' Association will be responsible for the ownership and maintenance of the Reserved Open Spaces.

- o. Projected schedule of site development.**

The site infrastructure shall be built as one phase. Depending on the various approval processes, the site development could start in the Spring, 2015 and be completed in the Summer, 2015 which would allow house construction in the Fall, 2015.

- p. Evidence that the applicant has sufficient control over the land to carry out the proposed development.**

The Agreements for the Purchase of Real Estate for both property owners that are proposed for zoning are attached as Exhibit E-1 and E-2. These agreements provide the Applicant with the right to zone the property for the intended single family use.

- q. Regulation text for development in the proposed Planned Unit Development District. That text must set forth and define the uses to be permitted in the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PUD.**

This Regulation Text shall only apply to the PUD in question and all development within that PUD. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:

i. **All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.**

Front yard setbacks from internal street right-of way: 25'

Rear yard setbacks for main structure: 30'

Side yard setbacks	7.5' each side or 15' total (no a/c units, chimneys, or bay windows will encroach into this setback)
--------------------	--

Driveways	Driveways shall be minimum 2' from property line.
-----------	---

Accessory structures	Subject to same rear and side yard setbacks and shall be located behind the rear of the house
----------------------	---

Applicant hereby requests a deviation from the Design Standards to allow the side yard setback adjacent to the Open Space to be 7.5'.

All of the setbacks are depicted on the Preliminary Site Plan (Exhibit A).

ii. All maximum height and size requirements of buildings, mechanical areas and other structures.

No home shall exceed 35' in height at the front elevation of the house

2,000 sf minimum for one story dwellings

2,400 sf minimum for more than one story dwellings

All of these standards are as required by the standards on the deed restrictions shown in Exhibit D.

iii. All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.

Each house is required to have at least a two (2) car garage and each driveway will accommodate at least two (2) additional parking spaces.

- iv. **All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.**

As shown on Exhibit C all new streets will have at least 60' right-of-ways and a minimum 28' pavements measured edge of pavement to edge of pavement. The cul-de-sac and T-turn-around shall be designed as required by the Union County Engineer.

- v. **All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.**

No separate pedestrian facilities are proposed.

- vi. **All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjoining areas.**

The proposed landscape design is as shown on the Preliminary Landscape Plan (Exhibit F). Within the Landscape Plan screening is proposed along Mitchell-Dewitt Road and adjacent to the neighbor's property west of the site. In addition, we are calling out on the Preliminary Site Plan (Exhibit B) for a 15' tree preservation area, except as required by approval agencies, to protect the existing tree row between this site and Barnhill/Krysten property generally to the north.

- vii. **All proposed signage including height, setback, square footage and colors.**

The location of the proposed Entry is shown on Exhibit F. The final design of the Entry shall be provided for approval with the Development Plan Application.

- viii. **All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.**

No exterior development lighting is proposed other than that for Entry.

- ix. **All exterior architectural design standards, including material, color and styles.**

All design standards and the design approval process are stated in Exhibit D.

- x. **A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the Zoning Plan or this zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.**

Only single family residential uses shall be allowed with customary accessory structures.

- xi. **Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.**

The average lot size is 12,815 sq. ft. Minimum lot width at the 25' front building setback shall be 80'. Rear yard setbacks shall be 30' for all structures. Side yard setbacks shall be 7.5' minimum for main structures and accessory uses and/or structures. All other structures other than the house shall be located behind the rear of the house.

No more than 30% of a lot shall be covered with the first floor of the house including the garage.

- xii. **Accessory uses and/or structure standards and limitations.**

No accessory uses and/or structures shall be allowed in any required front or side yard setbacks. Examples of permitted accessory uses and/or structures are pools, pool house/cabanas, pump houses for pool, pergolas, trellises, gazebos and children's play equipment and play houses. The design and location of any accessory uses and /or structures shall require the approval of the Architectural Review Committee as described in Exhibit D

- xiii. **Open space area, uses and structures, including proposed ownership and sample controlling instruments.**

All passive open space and reserves will be owned and maintained by the Mitchell Crossing Owners' Association under the terms and conditions described in Exhibit D.

- xiv. Any other regulatory area or matter deemed necessary or relevant by the Zoning commission.**

None applicable

- xv. The Regulation Text should contain the following provision: All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set for the in the Zoning Resolution.**

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Zoning & Subdivision Committee
Thursday, August 14, 2014

The Zoning and Subdivision Committee met in regular session on Thursday, August 14, 2014, at 12:18 pm at the LUC East Liberty Office. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Greg DeLong, Wes Dodds, Charles Hall, Paul Hammersmith, Heather Martin, Steve McCall, Bill Narducci for Jeff Stauch, Skyler Wood and Andy Yoder. Absent Members were Pam Babjack and Scott Coleman.

Guests included: Justin Wollenberg, Terrain Evolution, Inc; Bill Westbrook, Developer.

Greg DeLong chaired the Zoning & Subdivision Committee Meeting.

Minutes of the July 10, 2014, meeting were approved as written with Steve McCall moving the motion to approve as written and Andy Yoder seconding. All in favor with Charles Hall and Greg DeLong abstaining.

1. Review of Jerome Village GPN-8 Final Plat (Jerome Township, Union County) – Staff Report by Brad Bodenmiller
 - Greg DeLong – How many houses?
 - Justin – **I don't know how many houses but they're filling up nicely.**
 - Charles Hall moved the motion to recommend approval of the Jerome Village GPN-8 Final Plat with staff and reviewing agency comments and Bill Narducci seconded. All in favor.
2. Review of Parcel Amendments, Village of Huntsville (Logan County) – Rezoning of parcels 24-048-11-02-008-000; 24-048-11-02-003-000 and 24-048-11-02-002-000 from R-1 and R-2 to B-2 Local Business District – Staff Report by Brad Bodenmiller
 - Wes – Just for reference Lima St is State Route 274 and 117.
 - Charles – Is this wrapping around houses?
 - Brad – Yes, two houses.
 - Charles – **Any comment from the owner's** about the rezoning?
 - Brad – **Not that we're aware.**
 - Wes – What is the zoning across the street?
 - Brad – Across the street is R2.
 - Greg – **I agree with Brad, if you're rezoning these parcels the other four should be included.**
 - Wes – If they were going to develop those parcels they should try to acquire those four properties, **they're not going** to build a convenience store behind those homes. We can make the recommendation to the



Village but we **can't force the four property owners to agree to a rezoning. I don't think the rezoning is a bad fit, it just doesn't make sense to skip those four parcels.**

- Charles – I agree, but those four parcels **don't** make sense to not be rezoned.
- Andy Yoder moved the motion to recommend approval of the Village of Huntsville parcel rezonings with Staff and Zoning and Subdivision Comments and reiterated that the Village needs to look to include those remaining four parcels in the rezoning and Charles Hall seconded.

3. Review of Parcel Amendments, Jerome Township (Union County) – Rezoning of 32.68 acres located at Mitchell-Dewitt Road/Industrial Parkway from B-12 Institutional or Quasi-public and U1 Rural District to PUD Planned Unit Development - Staff Report by Brad Bodenmiller

- Charles – I remember them coming in here a few years ago wanting to build a church in that area.
- Andy – Do we have a map of the contiguous zoning around that area?
- Bill N. – That looks like our draft transportation plan that the township adopted in their plan.
- Paul – We coordinated our transportation plans together; it shows a future interchange there, probably many years away.
- Bill W. – There is an outstanding question, the cul-de-sac is not consistent with the standards; we left it like this, but **we've talked with Bill N. about it and we've suggested to have a right in/right out on Industrial.**
- Bill N. – That hammerhead is not part of our standards or something we would approve. There are two issues here, one is that our regulations say the maximum length is 10 lots long and this is much longer and the other issue is secondary access to easement, and this **doesn't have that.**
- Bill W. – **If you agree to it, we'd make the change. The right in/right out is something we'd consider. It's certainly a better situation in the development.**
- Paul – Would you restrict this with something in Industrial Parkway?
- Bill W – If you put the island in, they will comply.
- Charles – **That doesn't work. Applebees is a good example of that in Marysville.**
- Bill W – We do have enough room to do that.
- Paul – Is this the right land use for this location?
 - Bill W – It is the land use that the Township has recommended in their comprehensive plan.
 - Paul – **It's not** currently an existing B?
 - Bill W – **No what they've indicated is they want conservation** development at Mitchell/Dewitt. As far as I know, the proposed land use is precisely what they asked for.



- Paul – Is that what you determined Brad?
 - Brad – Yes
- Charles – **There's streams** in there and not good farm ground in that.
- Bill W – **It wouldn't work for Industrial or Commercial because of the stream.**
- Charles – **You're not going to build a church there?**
- Bill W – No. **I'm working as a consultant for the person who is working on this.**
- Paul – The other cul-de-sac, its right up to Industrial Parkway.
- Charles – **All we're doing right now is reviewing the zoning?**
 - Brad – **Yes it's just a zoning issue.**
- Bill W – Bill N. asked us to move it 20 feet and we did comply with that.
- Paul – That got you maximum lots.
- Bill N – The cul-de-sac's **right**-away encroached on Industrial **Parkway's right away.**
- Paul – **What's the common access to the south?**
 - Brad – **I didn't** interpret the PUD language as a way around the Subdivision Regulations
- Bill N – **We've talked about that in our meetings and we're not in favor of that; that's not what common access drives are for. That's not the intent of common access roads.**
 - Bill – **It's** consistent with the land use to the north; we have the same spaces. If you look at the spaces and distances **they're similar**
- Paul – My issue is access to the lots from this very oddly placed drive and can the fire trucks get to the houses.
- Bill W – **We bounced it off the fire department and they didn't have issues. We're doing a PUD so we won't need a variance.**
- Bill N – There is a minimum lot frontage in Jerome Township.
- Bill W – **It's consistent with lot widths in the development.**
- Bill N – **There's** no frontage on these lots; they front along Industrial Parkways right-aways. The right-of-way **they're going to access; they don't have frontage.**
- Greg – What we have is the PUD zoning not the technicalities.
- Charles Hall moved a motion to approve the Jerome Township rezoning of 32.68 acres located at Mitchell-Dewitt Road/Industrial Parkway with staff and reviewing agency comments and Steve McCall seconded. All in favor.

The Zoning and Subdivision Committee adjourned at 12:51 pm with Steve McCall making the first motion to adjourn, and Paul Hammersmith making the second motion to adjourn. All in favor.