



Staff Report – Glacier Pointe Section 5 Phase 2

Applicant:	<p>M/I Homes of Central Ohio, LLC c/o Steve Christman 4131 Worth Avenue, Suite 310 Columbus, OH 43219 schristman@mihomes.com</p> <p>EMH&T c/o Matt Kirk 5500 New Albany Road Columbus, OH 43054 mkirk@emht.com</p>
Request:	Approval of Glacier Pointe, Section 5, Phase 2 – Final Plat.
Location:	Located north of the point where Mitchell-Dewitt Road crosses over US Hwy 33 in Jerome Township, Union County. (Note: This is the most northern section of Glacier Pointe.)

Staff Analysis:	<p>This Final Plat involves 11.132 acres of land and proposes 27 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none">○ 1.526 acres in right-of-way○ 7.087 acres in single-family residential lots○ 2.519 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none">○ City of Marysville water service○ City of Marysville sanitary waste disposal <p>Preliminary Plat:</p> <ul style="list-style-type: none">○ The Preliminary Plat was approved in November 2023.○ The Phase 1 Final Plat was approved in July 2025. <p>• Union County Engineer's Office</p> <ul style="list-style-type: none">○ The Engineer's Office submitted comments in an email dated 08-08-25. The Engineer's Office reported the Construction Drawings are approved (confirmation provided at time of application submittal), but construction has not completed. Due
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	<p>to this, a bond or surety was required, and was approved the County Commissioners.</p> <ol style="list-style-type: none">1. The Map Room submitted mark-ups in separate communication dated 08-06-25. <ul style="list-style-type: none">• Union County Soil & Water Conservation District<ul style="list-style-type: none">○ The District submitted comments in an email. <u>Some</u> of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)1. The Drainage Easement behind Lot 417 is only 15' but is 20' along adjacent easements. The District prefers this section to be 20' wide and questions why it narrows to 15' on Lot 417'.• Union County Health Department<ul style="list-style-type: none">○ No comments received as of 08-06-25. Standard comments from the Health Department are below:1. "All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS)."2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200' of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department."3. "If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS)."• City of Marysville<ul style="list-style-type: none">○ In an email dated 08-06-25, the City advised it had no further comments.
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	<ul style="list-style-type: none">• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 08-08-25. The Final Plat complies with the approved Detailed Development Plan.<ul style="list-style-type: none">1. Sheet 3: The Township requested an adjustment to Note A and provided the language it prefers. LUC Staff Note: This note is already incorporated on Sheet 2. There is no Sheet 3.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 08-06-25.• Union Rural Electric (URE)<ul style="list-style-type: none">○ URE submitted comments in a letter dated 08-06-25. <u>Some</u> of the submitted comments are listed below and summarized for reference. (Please refer to email for all comments.)<ul style="list-style-type: none">1. Sheet 2: URE requires the drainage easement along the rear of lots 437-434 to be labeled as a “URE Easement” or “Drainage & Utility Easement”.2. Sheet 2: URE requires a 20’ easement along the rear of lots 396-404.3. Sheet 2: URE requires a 20’ easement along the north side of lots 416-422.4. Sheet 2: URE requires a 20’ easement on the north side of lots 435 and 436.5. Sheet 2: URE requires a 20’ easement between lots 395/396.6. Sheet 2: URE requires a 20’ easement along the west line of Lot 422.7. Sheet 2: URE provided an Easement Layout exhibit to assist in explaining its comments visually• LUC Regional Planning Commission<ul style="list-style-type: none">○ Sheet 1: On the left column in paragraph two, please replace “The undersigned” with “Know all men by these presents that” (§800). This has been done on prior Glacier Pointe subdivision plats, including Section 3.○ Sheet 1: Please review the easement language in the
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	<p>left column, paragraph three. The language required on Glacier Pointe, Section 5, Phase 1 was a condition of the Preliminary Plat approval. This was a condition required by the City of Marysville, who likely overlooked it (§320).</p> <ul style="list-style-type: none">○ Sheet 1: All plats shall contain a restriction that “No permanent structures or plantings, etc. shall be permitted in the easement areas” (§323, 7.). Please add “etc.” to line 10 of the easement language or add the entire statement under the Union County restrictions on Sheet 2.○ Sheet 1: Please add variance information similar to prior phases. This would read, “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 Glacier Pointe dated 9-18-18”. (This note is included on 5 of the 6 prior Glacier Pointe subdivision plats.)○ Sheet 1: In the Surveyor’s Certificate, there is a typo in paragraph two, line two. It reads, “All measurements on curves are chord and are distances.” Please review and adjust (§800).○ Sheet 1: In the Surveyor’s Certificate, in paragraph three, it refers to Phase 1.” Please review and adjust (§800).○ Sheet 2: In the left column, under Note C, the acreage in lots is missing a word. It reads, “Acreage in ____”. Is this missing text?○ Sheet 2: On the Phase 1 Plat, the existing utility easement behind lots 435-444 was a DE & UE easement. The Phase 2 Plat indicates it is a DE easement only. If this is updated, it impacts three labels + the E.E.5 label under the Legend on the left side of the sheet (§323, 7.).○ Sheet 2: On Lot 435, please delineate where the DE & UE easement stop being shared (runs north-south) from the UE easement (runs west-east). This is depicted on the Phase 1 Final Plat (§323, 7.).○ Sheet 2: Where Glacier Pointe Drive meets Reserve P, there is a label for an existing 10’ UE easement. Is the existing easement 5’ or 10’? Please review and adjust. If needed, it is OK to add an additional 5’ UE easement (§323, 7.).
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Logan-Union-Champaign regional planning commission

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	<ul style="list-style-type: none">○ Sheet 2: There is a 10' UE easement running behind lots 395-404. The minimum width is 20'. There are 5 associated labels (§323, 7.; §414).○ Sheet 2: If the easement running behind lots 416-422 is converted from a DE to a DE & UE or UE only easement, please keep in mind the minimum width is 20'. The portion behind Lot 417 is only 15' wide. There are 6 associated labels (§323, 7.; §414).
Staff Recommendations:	Staff recommends <i>CONDITIONAL APPROVAL</i> of the Glacier Pointe, Section 5, Phase 2 – Final Plat pending incorporation of the minor technical items in this staff report on the Final Plat Mylar for the 08-14-25 LUC meetings.
Z&S Committee Recommendations:	Options for action: <ul style="list-style-type: none">○ <i>Approval</i>○ <i>Conditional Approval (state conditions)</i>○ <i>Denial (state reasons)</i>○ <i>Table (if requested)</i>