

RECORD OF PROCEEDINGS

Jerome Township Board of Trustees

Minutes of

Public Hearing

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held

January 18, 2022

20

**Case #PD16-123 DP-03
Mitchell Highlands Section 4**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on January 18, 2022 at 7:00 p.m. for a public hearing. Board Chairman Megan Sloat called the meeting to order. Megan Sloat, Barry Adler and Wezlynn Davis answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Eric Snowden (Zoning Inspector/Coordinator), Doug Stewart (Fire Chief/Director of Departments) and members of the public. No one representing the applicant was present. Barry Adler recused himself from the proceedings.

The Jerome Township Board of Trustees opened the public hearing by swearing in those who wished to speak. The application, submitted by Rockford Homes c/o Corey Theuerkauf, requests approval of a Development Plan within an existing Planned Development District (PD16-123) be granted for approximately 10.85+/- acres. This property is identified as parcel number 1500220180000 and is located at Industrial Parkway, northwest of the Highlands Avenue and Camberly Avenue intersection, Plain City, Ohio.

Township Staff Report

Mr. Snowden presented to the Board the Zoning Department Staff Report. He indicated that the applicant is requesting the review and approval of a development plan within an approved Planned Development District. The site was rezoned as a Planned Development District in accordance with Case #PD16-123. Mr. Snowden addressed the following from the Staff Report:

- Site location and context – currently used for agriculture with neighboring uses including agriculture and single-family dwellings
- Basis of review and approval – Section 500.08 and Section 500.09 of the Zoning Resolution
- General site layout – the site is proposed to be developed with thirty-one detached single-family dwellings
- Development standards – the general development standards for the site are listed in the approved regulation text
- Landscaping screening and open space – the applicant has provided a detailed landscape plan
- Architecture and signage – the applicant has provided detailed architectural renderings indicating compliance with the materials requirements contained in the regulation text
- Zoning Commission review – recommending approval
- Staff review and recommendation – recommending approval

Board of Trustee Questions/Comments

Ms. Sloat asked about restrictions on landscaping. Mr. Snowden stated that restrictions are as set forth in the landscape plan. Ms. Sloat asked about timing requirements as to when landscaping needed to be provided for. Mr. Snowden stated that it is when the houses are being constructed. Ms. Davis asked Mr. Snowden to confirm the Zoning Commission had reviewed and recommended approval based on the landscape plan provided. Mr. Snowden stated that yes, the Zoning Commission had reviewed and had no concerns. He added that it will be the responsibility of the homeowners' association to maintain the landscaping.

Board of Trustee Action

It was moved by Megan Sloat and seconded by Wezlynn Davis that the Board of Township Trustees of Jerome Township adopt the following resolution:

WHEREAS, Rockford Homes c/o Corey Theuerkauf has applied for the approval of a Development Plan, Case #PD16-123 DP-03 within an existing Planned Development District (PD16-123) consisting of approximately 10.85+/- acres identified as parcel number 1500220180000 located at Industrial Parkway, northwest of the Highlands Avenue and Camberly Avenue intersection, Plain City, Ohio; and

WHEREAS, the applicant has filed an application for Development Plan approval, and a public hearing was held before the Jerome Township Zoning Commission in accordance with Chapter 500 of the Zoning Resolution; and

WHEREAS, the Jerome Township Zoning Commission has voted to recommend approval of this Development Plan to the Board of Township Trustees; now

THEREFORE BE IT RESOLVED, by the Board of Trustees of Jerome Township, Union County, Ohio find that the Development Plan is in substantial compliance with the Zoning Plan attached to Case #PD16-123 and do hereby grant approval of Case #PD16-123 DP-03.

The vote resulted as follows:

Megan Sloat, yes
Barry Adler, recused
Wezlynn Davis, yes

The resolution carried. (Res. 22-013)

RECORD OF PROCEEDINGS

Minutes of

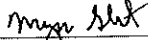
Jerome Township Board of Trustees
Public Hearing

Meeting

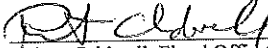
GOVERNMENT FORMS & SUPPLIES 814-224-3338 FORM NO. 10148

Held January 18, 2022 20

At 7:16 p.m. it was moved by Megan Sloat and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adjourn. The motion carried.



Megan Sloat, Chairman



Robert Caldwell, Fiscal Officer