

**RECORD OF PROCEEDINGS**

Minutes of

Jerome Township Board of Trustees  
Public Hearing

Meeting

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

Held January 18, 2022 20**Case #PD17-126 DP-02  
Jerome Park Subareas A & E**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on January 18, 2022 at 7:16 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), Laura Comek and Steve Christman representing the applicant and members of the public. 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 Homewood Corporation c/o Jim Lipnos, requests approval of a Development Plan within an existing Planned Development District (PD17-126) be granted for Subareas A and E. This property is identified as parcel numbers 1400330510010, 1400330600000, and 1500080080000 and is located south of US Highway 42 and north of the Kimberly Woods Neighborhood between Industrial Parkway and US Highway 33, 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 #PD17-126. Mr. Snowden addressed the following from the Staff Report:

- Proposal – the site will be developed with a building for office uses and lot splits will be conveyed for local and regional retail, multi-family dwellings, additional office research medical, and open space areas
- Site location and context – currently used for agriculture with neighboring uses including agriculture, single-family dwellings and abuts several small commercial lots zoned regional retail and local retail
- Basis of review and approval – Section 500.08 and Section 500.09 of the Zoning Resolution
- General site layout – Subarea A is proposed to be comprised of six separate lots for future development of office, research, and medical office uses and retail uses. Subarea E is proposed to be split for the development of 108 housing units.
- Development standards – the general development standards for the site are listed in the approved regulation text
- Parking – applicant has provided a site plan
- 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
- Additional conditions – the real property that is part of this application is required to join the Joint Economic Development District
- Zoning Commission review – recommending approval with conditions
- Staff review and recommendation – recommending approval with conditions

Mr. Snowden explained the condition that the applicant shall provide a revised sign plan that indicates compliance with the signage regulations contained in the regulation text.

Applicant Presentation

Laura Comek reviewed the site plan with the Board explaining the construction of Road A off of US Highway 42 at the location preferred by the Ohio Department of Transportation. She also explained the location and buildout plan for Ohio Health Corporation to be located at site A1. Ms. Davis asked who will be paying for the road and the timing of its construction. Ms. Comek stated that Homewood Corporation will be paying for the road. In addition, she stated the signal and intersection will be paid for by private development. She said that construction of the road will begin as soon as possible. Ms. Comek further indicated that there currently is a funding gap for the construction of the intersection. Ms. Sloat asked about the preservation of some of the nature features of the area. Ms. Comek replied that the space between Subarea A and the townhomes will be preserved. Mike Mackey of Ohio Health indicated he would work with Mr. Snowden to resolve the signage condition.

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, Homewood Corporation c/o Jim Lipnos has applied for the approval of a Development Plan, Case #PD17-126 DP-02 within an existing Planned Development District (PD17-126) Subareas A and E identified as parcel numbers 1400330510010, 1400330600000, and 1500080080000 located south of US Highway 42 and north of the Kimberly Woods Neighborhood between Industrial Parkway and US Highway 33, Plain City, Ohio; and**

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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; and

WHEREAS, the Board of Trustees of Jerome Township as a condition of this approval require that the applicant shall provide a revised sign plan that indicates compliance with the regulations contained in the regulation text; 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 #PD17-126 and do hereby grant approval of Case #PD17-126 DP-02.

The vote resulted as follows:

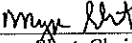
Megan Sloat, yes


Barry Adler, recused

Wezlynn Davis, yes

The resolution carried. (Res. 22-014)

At 7:45 p.m. it was moved by Megan Sloat and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adjourn. The motion carried.

  
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Megan Sloat, Chairman

  
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Robert Caldwell, Fiscal Officer