

**RECORD OF PROCEEDINGS**  
**Jerome Township Board of Trustees**  
**Public Hearing**

Minutes of

Meeting

GOVERNMENT FORMS &amp; SUPPLIES 944-224-0336 FORM T10, 10148

January 22, 2019

Held

20

**Application for a Zoning Amendment (ZA-18-10)**  
**Submitted by Jerome Township Zoning Commission**  
**Zoning Resolution Changes**  
**Sections 445.01 and 445.02**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on January 22, 2019 at 7:00 p.m. for a public hearing which was continued from December 17, 2018. Board Chairman Joe Craft called the meeting to order. Ronald Rhoades, Joe Craft and C.J. Lovejoy answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Mark Spagnuolo (Zoning Inspector) and members of the public.

The Jerome Township Board of Trustees opened the public hearing on the proposed application for a zoning amendment. The original application, submitted by the Jerome Township Zoning Commission, requests changes to the Zoning Resolution to Sections 445.01 and 445.02.

Swearing in of speakers was performed and it was noted that this was a continuation of the hearing of December 17, 2018.

Mr. Spagnuolo, noted that the primary purpose of the proposed changes was to reduce ambiguity within the commerce district area of the zoning resolution. He indicated that the changes are text modifications to the commerce district relating to permitted uses and conditional uses. He explained that if an application is for a permitted use and 50,000 square feet or less it would be permitted. However, if the application is for a permitted use and greater than 50,000 square feet, the applicant would need to apply for a conditional use and have a hearing before the Board of Zoning Appeals who will review and see that they comply with restrictions.

Mr. Craft asked how many meetings the Zoning Commission had to discuss the proposed changes. Mr. Spagnuolo stated the Commission had a number of work sessions.

It was noted that the LUC report recommended approval.

Mr. Spagnuolo indicated to the Board that a few more changes had been identified since the last public hearing. These changes related to uses that appeared both in the permitted use and the conditional use sections of the resolution.

Mr. Craft confirmed that the proposed changes had been sent to the Prosecutor's Office for review.

Public Participation

Jeanette Harrington stated to the Board that it is wrong to send buildings greater than 50,000 square feet directly to the Board of Zoning Appeals as it represents a loss of control and recommended that these application be kept under the Zoning Commission with a Planned Unit Development (PUD). Mr. Spagnuolo responded by providing a copy of ORC 519.021 governing planned-unit development regulations pointing out that planned-unit development regulations shall apply to property only at the election of the property owner.

Megan Sloat reminded the Board that the comprehensive plan states that the Township should remain rural in character. She stated that the commercial district was designed for smaller, more specialized buildings. She stated that a lack of maximum size buildings is in conflict with the comprehensive plan. She urged the Board add maximum size buildings verses allowing the Board of Zoning Appeals to determine allow ability.

Barry Adler addressed the Board by stating the commercial district was for smaller and more specialized buildings that are not intrusive. The code currently defines smaller by the use of 50,000 square feet. He questioned the logic of deferring decisions for buildings greater than 50,000 square feet to the Board of Zoning Appeals. He expressed his concerns over how the Board of Zoning Appeals makes its decisions citing recent conditional use determinations where the decision has appeared to be subjective. He stated that for buildings greater than 50,000 square feet, the applicant has the option of filing as a planned unit development. Based on this information he urged the Board to set a maximum building size at 50,000 square feet.

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GOVERNMENT FORMS & COPIES 044-221-3330 FORM NO. 10145

Held

January 22, 2019

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Mr. Craft asked Mr. Spagnuolo if public concerns were shared with the Zoning Commission. Mr. Spagnuolo stated that the Zoning Commission performed their work in work session so public comments were possibly or possibly not considered.

Mr. Craft indicated that the Zoning Commission voted three in favor and one opposed to the recommendation.

Mr. Spagnuolo noted that the changes may not be perfect but they are an improvement and can be changed later.

It was moved by Joe Craft and seconded by Ron Rhodes that the Board of Township Trustees of Jerome Township adopt the following motion:

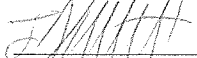
**The Jerome Township Board of Trustees approve the Zoning Commission's recommended changes to Sections 445.01 and 445.02 of the Jerome Township Zoning Resolution including the modifications made by the Board of Trustees.**

The vote resulted as follows:

- Ronald Rhodes, yes
- Lonnie (Joe) Craft, yes
- Charles (C.J.) Lovejoy, yes

**The resolution carried. (Res. 19-019)**

At 7:52 p.m. it was moved by Joe Craft and seconded by Ron Rhodes that the Jerome Township Board of Trustees adjourn. The motion carried.

  
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Lonnie (Joe) Craft, Chairman

  
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Robert Caldwell, Fiscal Officer