

RECORD OF PROCEEDINGS

Minutes of

Jerome Township Board of Trustees

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3336 FORM NO. 10145

Held

February 11, 2019

20

The Jerome Township Board of Trustees met in special session on February 11, 2019 at 7:00 p.m. to be a part of a joint meeting with the Jerome Township Zoning Commission. Ronald Rhodes, Joe Craft and C.J. Lovejoy answered the roll call for the Board of Trustees. Members of the Zoning Commission present included Daniel Bernstein, Ken Gorden, Tracey Guerin, Kermit Morse, Jeff Rymer and Aaron Wright. Also in attendance were, Mark Spagnuolo (Zoning Inspector), Anita Nicol (Zoning Clerk) and members of the public.

Mr. Morse called the meeting to order and the Zoning Commission approved prior meetings minutes.

Mr. Morse indicated that the Zoning Commission had requested this meeting with the Board of Trustees to hear their vision for zoning. Specifically, he outlined three areas:

1. Vision of the future and strategic growth
2. Funding for the Township (including taxes and fees)
3. Needs of the Township as they relate to zoning and building (what do we see for the future)

Vision of the Future and Strategic Growth

Members present agreed that the Route 33 overlay would be helpful to the Township for planning purposes. Mr. Rhodes reported that he and Mr. Spagnuolo had attended a BIA seminar where it was indicated that large growth in the area was anticipated and that the demand for housing was greater than supply. Mr. Spagnuolo added that there was also an indication of the need for diversity in housing products. Specifically, the density was addressed indicating that some areas are concentrating too much on low density with leads to higher home costs.

On the topic of density, the group discussed the forty percent open space requirement and discussed the possibility of it being a sliding scale verses a fixed percentage. The members also indicated there needs to be a balance between commercial and residential. Mr. Craft emphasized that the Township still needed to maintain its rural character. However, he stated that he was not in favor of residential development along Industrial Parkway.

Mr. Rymer stated that the area of commercial development was at the US 33 and US 42 interchange. Attendees agreed that certain areas of the comprehensive plan needed to be revisited along with the use of architectural and use overlays.

Funding for the Township (Taxes and Fees)

Mr. Morse asked how the zoning department fit into the overall Township budget. Mr. Rhodes responded that the department has been a cost generator until recently. Mr. Craft stated that the primary source of revenue for the Township was property taxes with no income tax available. He did however, discuss the JEDD agreement being worked on with the City of Marysville which would provide for income taxes which would be split among members of the JEDD. Mr. Rhodes briefly discussed the pending changes in the use of community authorities to produce revenue. Mr. Morse asked if the fees being charged for zoning were appropriate. The Trustees indicated that they review the fee schedule at the beginning of each year making changes at the recommendation of the Zoning Inspector. Adjustments are made to the schedule to cover the cost of hearings in addition to employing efforts to control costs.

It was noted that infrastructure needs will always come before the ability to construct them is approved for funded. This comment was directed towards public comment that traffic studies should considered by the boards before approving requests for rezoning. Mr. Rymer noted that Union County has not spent any monies for new roads within Jerome Township. All new roads have been at the cost of the developers. Mr. Craft did point out that a significant investment had been made in installing fiber optics along Industrial Parkway.

Needs of the Township as They Relate to Zoning and Building

Mr. Spagnuolo stated that where water and sewer are available in the Township is where developers want to build residential. The members discussed residential verses commercial development along Industrial Parkway. There were some differences of opinion as to where and how much commercial should exist and how to transition from one to the other. It was agreed that the corridor overlay may help with this, which is still being reviewed. The members also discussed the dislike of cul de sacs and the County's position and change of position regarding the use of common drives.

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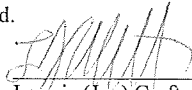
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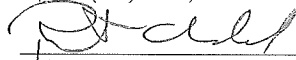
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At approximately 8:36 p.m. it was moved and seconded that the Jerome Township Board of Trustees adjourn. The motion carried.



Lonnie (Joe) Craft, Chairman



Robert Caldwell, Fiscal Officer