

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees
Public Hearing

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-9398 FORM NO. 10146

Held March 4, 2019 20**Final Development Plan (PD-18-127-FDP-01)****Submitted by Jerome Village****(Approximately 39.428+/- acres)****Parcel Numbers 17-0011060000 (35.895+/- acres) and 17-00110120000 (3.533+/- acres)**

The Jerome Township Board of Trustees met in special session on March 4, 2019 at 7:00 p.m. for a public hearing. 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 application, submitted by Jerome Village, requesting approval of the final development plan for an existing Planned Unit Development (PD-18-127) be granted for approximately 39.428+/- acres. This property is identified as being a part of parcel numbers 17-0011060000 and 17-00110120000 and is located on Brock Road, Plain City, Ohio.

Gary Smith of G2 Planning and Design, who was hired by the Township to provide a review presented the following items:

- Final development plan review for approximately 39.42 acres
- To become a part of the Jerome Village development GPN-11
- Number of lots decreased from 63 to 54
- Minimum lot width has been increased from 70 feet to 80 to 90 feet resulting in a decrease in the number of lots from 63 to 54
- Density set at 1.37 units per acre (down from 1.8)
- Open space increased from 40% to 44%
- Initial design allowed for in and out traffic through Ryan Parkway with emergency vehicle access only off of Brock Road
- Plan submitted provides for access to twenty lots from Brock Road, this is a departure from the other neighborhoods in the development

Mr. Spagnuolo noted that the Zoning Commission recommended approval of the plan.

Bart Borok, with Jerome Village, presented to the following additional comments.

- Density has been reduced to 1.37 units per acre
- Lot sizes increased to a minimum of 80 and 90 foot lots
- Minimum of a 20 foot buffer to GPN-8
- Bike trail will connect and run to the community center
- Outlined the trees to be removed and buffering and landscaping to be provided
- Outlined plan for sidewalks or trails to connect this section to the trail network

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

WHEREAS, Jerome Village has applied for the approval of the final development plan for an existing Planned Unit Development (PD-18-127) consisting of approximately 39.428+/- acres identified as being part of parcel numbers 17-0011060000 and 17-0011012000 located on Brock Road, Plain City, Ohio, and

WHEREAS, Jerome Village has filed all necessary paperwork and have had their hearing before the Jerome Township Zoning Commission, and

WHEREAS, the Jerome Township Zoning Commission has voted to recommend approval of this final development plan to the Board of Trustees, now

THEREFORE BE IT RESOLVED, the Jerome Township Board of Trustees find that it is in the best interest of Jerome Village and the general welfare of the public and do hereby grant to Jerome Village approval of the final development plan (PD-18-127-FDP-01).

The vote resulted as follows:

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

The motion carried. (Res. 19-032)

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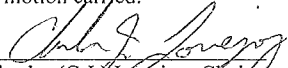
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GOVERNMENT FORMS & SUPPLIES 843-224-0330 FORM NO. 10149

Held March 4, 2019 20

At 7:29 p.m. it was moved by Ron Rhodes and seconded by Joe Craft that the Jerome Township Board of Trustees adjourn. The motion carried.


Charles (C.J.) Lovejoy, Chairman


Robert Caldwell, Fiscal Officer