

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees
Public Hearing

Minutes of

Meeting

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

April 1, 2019

Held

20

Application for a Zoning Amendment (PD 18-129)
Submitted by Terra Land Holdings, LLC
Medium Density Residential (MDR) to Planned Development (PD)
(Approximately 12.98+/- acres)
Parcel Numbers 1400060110000, 1400060111000, 1400060112000

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on April 1, 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 proposed application for a zoning amendment. The original application, submitted by Terra Land Holdings, LLC, requests a zoning amendment from Medium Density Residential (MDR) to Planned Development (PD)(Application PD 18-129) be granted for approximately 12.98+/- acres. This property is identified as parcel numbers 1400060110000, 1400060111000, 1400060112000 and is located at 11315 Watkins California Road, Plain City, Ohio.

Swearing in of speakers was performed.

Mr. Spagnuolo, presented to the Zoning Office Staff Report. He indicated that the applicant was seeking rezoning for a landscaping business that is currently operating on Hyland Croy Road but wishes to relocate to the proposed location. He stated that the LUC had recommended denial based upon the fact that landscaping services are not permitted by the existing and adjacent zoning districts and because the proposal is contrary to the Comprehensive Land Use Plan in the Comprehensive Plan. He added that the Zoning Commission had a lengthy discussion of the matter until coming to a three to two vote to recommend the rezoning.

Gary Smith of G2 Planning & Design spoke on behalf of the applicant. He set forth the following points noting that there are some benefits for the Township:

- The current zoning of MDR was based upon water and sewer but is not there yet
- The applicant is an existing landscape business within the Township and wants to relocate for more space and a better location
- Relocation will eliminate some of the existing traffic issues on Hyland Croy Road
- Will offer a bond to guarantee requested landscaping
- The use fits the existing site
- Helps to solve a problem providing a benefit to the Township

During public comment, Barry Adler warned against spot rezoning as it sets a bad precedent and also suggested requiring a list of defined plant materials.

Mr. Smith informed the Board that each rezoning request must stand on its individual merits.

Mr. Rhodes asked the applicant if they would be willing to join a potential JEDD. The applicant, Jeff Stroupe indicated he would. Mr. Smith added that this request could be set as a condition.

It was moved by Ron Rhodes and seconded by C.J. Lovejoy that the Board of Township Trustees of Jerome Township adopt the following resolution:

WHEREAS, Terra Land Holdings, LLC has applied to have property consisting of approximately 12.98+/- acres identified as parcel numbers 1400060110000, 1400060111000, 1400060112000 located at 11315 Watkins California Road, Plain City, Ohio be rezoned from Medium Density Residential (MDR) to Planned Development (PD) application PD 18-129, and

WHEREAS, the applicant has filed all the 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 rezoning to the Board of Trustees; and

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GOVERNMENT FORMS & SUPPLIES 034-224-5328 FORM NO. 10145

Held April 1, 2019 20 _____

WHEREAS, the Board of Trustees of Jerome Township as a condition of this rezoning require that (1) the applicant provide a bond to assure that the requested landscaping is performed and (2) provide a letter of commitment to join a potential JEDD including the property; now

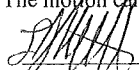
THEREFORE BE IT RESOLVED, the Board of Trustees of Jerome Township, Union County, Ohio that: the application for a zoning amendment (PD 18-129) submitted by Terra Land Holdings, LLC requesting an amendment from Medium Density Residential (MDR) to Planned Development (PD) be granted for approximately 12.98+/- acres identified as parcel numbers 1400060110000, 1400060111000, 1400060112000 be approved.

The vote resulted as follows:


- Ronald Rhodes, yes
- Lonnie (Joe) Craft, no
- Charles (C.J.) Lovejoy, yes

The motion carried. (Res. 19-037)

At 8:10 p.m. it was moved by Joe Craft and seconded by Ron Rhodes that the Jerome Township Board of Trustees adjourn. The motion carried.



Lonnie (Joe) Craft, Chairman



Robert Caldwell, Fiscal Officer