

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees
Public Hearing

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 241-234-3378 FORM NO. 101-05

Held _____

May 6, 2019

20 _____

Application for a Zoning Amendment (PD 19-130)
Submitted by Paragon Building Group Ltd.
Rural Residential (RU) and Special Recreation (SR) to Planned Development (PD)
(Approximately 210.62+/- acres)

Parcel Numbers 14-00050060000, 14-00050070000, 15-00040180000, 15-00040184000, 15-00040181000, 15-00040183000, 14-00050030000, and 15-00040044000

The Jerome Township Board of Trustees met in special session on May 6, 2019 at 7:15 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), Aaron Sorrell (Community Planning Insights) and members of the public.

The Jerome Township Board of Trustees opened the public hearing on the proposed application for a zoning amendment by swearing in those who wished to speak. The original application, submitted by Paragon Building Group Ltd., requests an amendment from Rural Residential (RU) and Special Recreation (SR) to Planned Development (PD)(PD 18-128) be granted for approximately 210.62+/- acres. This property is identified as the following:

- 14-00050060000 and 14-00050070000 located at 10897 Industrial Parkway, Plain City, Ohio
- 15-00040180000 located at 10680 Crottinger Road, Plain City Ohio
- 15-00040184000, 15-00040181000 and 15-00040183000 located at 10696 Crottinger Road, Plain City, Ohio
- 14-00050030000 and 15-00040044000 located at 11233 Industrial Parkway, Plain City, Ohio

Mr. Craft read the staff report prepared by Mark Spagnuolo (Zoning Inspector) and indicated that the LUC and the Zoning Commission had recommended approval.

Aaron Sorrell of Community Planning Insights, who was hired by the Township to provide a review, presented the following items:

- Application is to rezone 210 acres from RU and SR to PD
- Density was reduced from 1.87 to 1.79 eliminating fifteen units
- Golf course represents greater than forty percent of the area
- Comprehensive plan calls for residential conservation
- Future land use plan indentifies the area as residential conservation

Charles Ruma, on behalf of the applicant provided the following additional items.

- Density was reduced from 1.87 to 1.79 eliminating fifteen units and increasing lot widths
- Right of way set back was increased by removing a row of housing
- Open space consists primarily of the golf course with plans to have the Township have the right of first refusal and the home owners' association the right of second refusal
- Landscaping features
- Detention pond added to address flooding concerns
- Plan is consistent with the comprehensive plan
- Noted that no tree clearing, buffering or landscaping plan was provided

Public Comment

Megan Sloat presented the Board with information regarding the Hershberger and Unico landfills which are in the area and read a report from the Ohio EPA. She stated that this application should not be approved without consulting with the EPA.

Anthony Will with Schulze, Cox & Will, stated that he had provided the Board of Trustees with a bullet point brief last week and therefore would address only two issues. The first is that the setbacks are only set at five or six feet and are not consistent with the look of the area. Second, is the use of the golf course as open space. He questioned this usage indicating that it allowed for higher than normal density than other neighborhoods. He also stated that if the golf course remained in private hands, transfer may be limited.

James Lorenz reviewed the super fund site issues with the Board and also indicated concerns over use of the golf course as open space.

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GOVERNMENT FORMS & SUPPLIES 842-264-3326 FORM NO. 10148

Held

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Scott Flading, a neighbor, expressed concerns over the elimination of trees, buffering issues and indicated that the plan needs to be more consistent with other developments in the Township.

Kristy Russell stated to the Board that the golf course should not be considered as open space in a conservation district, the purpose of which is to conserve natural resources. She stated that the LUC's recommendations have not been addressed. Also, the density goal of 1.6 has not been met.

Barry Adler questioned if the parcel consisting of the golf course was a part of the application as it is privately owned, and not by the applicant. He asked about a letter of remediation from the EPA. He indicated that eight acres of woodlands will be destroyed. He also stated concerns had been raised to and ignored by the Zoning Commission.

Steve and Jan Brofford provided pictures of the Unico landfill site and indicated that the conditions of the site are getting worse and the smell in the area is bad.

Charles Ruma, the president of Ruma Homes, spoke to the Board. He stated that Virginia Homes has been in business since 1953 and has been involved in many golf course communities. He indicated that they are aware of the landfill issue and have had geotechnical reviews completed, including a phase 1 environmental and phase 2 environmental soil and water testing. He added that there is a demand for housing in the area and they have meet with representatives of the schools who do not have concerns.

Joe Craft asked if the Board has received the results of the geotechnical reviews. The applicant responded that they have not been submitted. Mr. Craft reiterated concerns over the golf course issue, the removal of trees and that the homes along Crottinger Road do not seem to fit with the development.

Laura Comek, representing the applicant, replied that the spacing of the driveways on Crottinger Road exceeds the requirements of the County Engineer. In addition, she presented information from recently approved developments to show that the setbacks being requested are in line with other developments that have been approved. She also added that the geotechnical tests have not revealed anything.

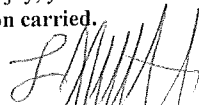
The Board was in agreement that additional information was needed to proceed. At 8:35 p.m. it was moved by Joe Craft and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following motion:

The Jerome Township Board of Trustees continue the public hearing for application PD 19-130 until Tuesday, May 21, 2019 at the Township Hall at 7 p.m.

The vote resulted as follows:

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

The motion carried.



Lonnie (Joe) Craft, Chairman



Robert Caldwell, Fiscal Officer