

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

Minutes of

Meeting

GOVERNMENT FORMS &amp; SUPPLIES 614-224-5338 FORM NO. 10149

Held June 3, 2019 \_\_\_\_\_ 20 \_\_\_\_\_

**Application for a Zoning Amendment (App #471)**  
**Submitted by Thomas W. Coffey**  
**Commerce District (COM) to Regional Retail (RR)**  
**(Approximately 1.514+/- acres)**  
**Parcel Number 15-00280040100**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on June 3, 2019 at 7:40 p.m. for a public hearing continued from May 21, 2019. 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), the applicant 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 application, submitted by Thomas W. Coffey, requests a zoning amendment from Commerce (COM) to Regional Retail (RR)(application #471) be granted for approximately 1.514+/- acres. This property is identified as parcel number 15-00280040100 and is located at 7620 Industrial Parkway, Plain City, Ohio.

Township Staff Report

Mr. Spagnuolo, provided a summary that the application was to rezone to regional retail for a brewing/drinking place and food service. The Zoning Commission recommended approval in a vote of four to one. He stated that several questions were raised at the initial hearing which required consultation with legal counsel regarding the regional retail classification. Mr. Craft emphasized that the Board did not want to rezone to something that did not meet the needs of the applicant. Mr. Spagnuolo stated that legal counsel indicated that a brewery is a conditional use in a commerce district and therefore recommended rezoning to regional retail for the proposed use.

Applicant Presentation

Ben King of 1847 Brewery indicated that there would be brewing onsite but that one third of the space would be the brewery, one third would be for food preparation and one third would be the restaurant area.

Mr. Spagnuolo stated that if the applicant expanded the brewery they would need to rezone for beverage manufacturing and if the applicant added a full service restaurant that they would need a change of use. Mr. King stated that ninety percent of the beer brewed would be consumed onsite and there was no design to expand manufacturing.

Public Comment

Barry Adler stated his concern about the usage indicating it should be a conditional use in a commerce district.

Board of Trustee Action

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

**WHEREAS, Thomas W. Coffey has applied to have property consisting of approximately 1.514+/- acres identified as parcel number 15-00280040100 located at 7620 Industrial Parkway, Plain City, Ohio be rezoned from Commerce District (COM) to Regional Retail (RR) application #471; 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; now**

**THEREFORE BE IT RESOLVED, the Board of Trustees of Jerome Township, Union County, Ohio that: the application for a zoning amendment (App #471) submitted by Thomas W. Coffey requesting an amendment from Commerce District (COM) to Regional Retail (RR) be granted for approximately 1.514+/- acres identified as parcel number 15-00280040100 be approved.**

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Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3359 FORM NO. 1014B

Held

June 3, 2019

20

The vote resulted as follows:


Ronald Rhodes, yes

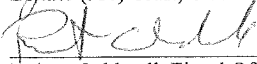
Lonnie (Joe) Craft, yes

Charles (C.J.) Lovejoy, yes

The resolution carried. (Res. 19-058)

At 7:59 p.m. it was moved by Joe Craft and seconded by C.J. Lovejoy 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