

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

Minutes of

Meeting

GOVERNMENT FORMS &amp; SUPPLIES 644-254-2339 FORM NO. 10149

Held June 3, 2019 20

**Final Development Plan (PD-06-112-FDP-08)**  
**Submitted by Darin Ranker of Carney/Ranker Architects Ltd.**  
**(Approximately 1.47+/- acres)**  
**Parcel Number 15-00310180040**

The Jerome Township Board of Trustees met in special session on June 3, 2019 at 7:27 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), the applicant and members of the public.

The Jerome Township Board of Trustees opened the public hearing on the application by swearing in those who wished to speak. The application, submitted by Darin Ranker of Carney/Ranker Architects Ltd. is requesting approval of the final development plan for an existing Planned Unit Development (PD-06-112) be granted for approximately 1.47+/- acres. This property is identified as being a part of parcel number 15-00310180040 out lots 3 and 4 and is located at 7370 State Route 161, Plain City, Ohio.

Township Staff Report

Mark Spagnuolo reviewed the Zoning Office Staff Report for the Board of Trustees highlighting the following items:

- Location – outparcel #3 and #4 of Dublin Green retail center development
- Land use – 8,030 square foot building
- Layout and orientation – Facing State Route 161
- Parking – seventy-one required, seventy-six proposed
- Architecture - meets zoning standards
- Signage – meets requirements
- Landscape – meets requirements
- Lighting – will be addressed when they apply for a zoning certificate

Applicant Presentation

Chris Jolly representing the applicant indicated that the proposal is consistent with the rest of the development with its counter clockwise traffic patten, materials and site lighting plan.

Public Comment

Barry Adler suggesting the addition of a parking island for safety.

Board of Trustee Action

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

**WHEREAS, Darin Ranker of Carney/Ranker Architects Ltd. has applied for the approval of the final development plan for an existing Planned Unit Development (PD-06-112) consisting of approximately 1.47+/- acres identified as being part of parcel number 15-00310180040 out lots #3 and #4 located at 7370 State Route 161, Plain City, Ohio, and**

**WHEREAS, the applicant 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 the final development plan (PD-06-112-FDP-08) submitted by Darin Ranker of Carney/Ranker Architects Ltd. Be approved.**

The vote resulted as follows:

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

The resolution carried. (Res. 19-057)

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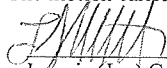
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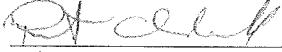
Meeting

GOVERNMENT FORMS & SUPPLIES 644-224-3333 FORM NO. 10148

Held June 3, 2019 20

At 7:39 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