

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees
Public Hearing

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-234-9338 FORM NO. 10146

Held

June 3, 2019

20

Application for a Zoning Amendment (PD 19-131)
Submitted by Evergreen Land Company
(Approximately 20.28+/- acres)
Parcel Number 15-00070481000

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on June 3, 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), 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 Evergreen Land Company, requests a zoning amendment to reduce the zoned density of an existing planned development (PUD-6) be granted for approximately 20.28+/- acres. This property is identified as parcel number 15-00070481000 and is located in the New California Subdivision on the east side of New California Drive, Plain City, Ohio.

Township Staff Report

Mr. Spagnuolo, presented to the Board the Zoning Office Staff Report. He stated that is the thirteenth and final phase of New California, a forty to fifty year old development which began in 1972 to 1973. He indicated that the applicant was seeking a zoning amendment to reduce the zoned density of the existing planned development (PUD-6) from six units per acre to approximately two units (1.873) per acre. The proposed use of the property would be for thirty-eight single-family residential homes with the same lot sizes and standards as New California Hills. He indicated that originally this parcel was identified for a park and school but that Johnathan Alder schools has indicated that they are not interested in building a school at this site. He added that the applicant would be providing sidewalks on both sides of the streets and would seek to preserve as many trees as possible. He also recommended that the applicant possibly place a fence between a proposed retention pond and the existing park behind the Fire Station for safety purposes. The Zoning Commission recommended approval of the application with of five to zero vote.

Applicant Presentation

Wade Dunham with Evergreen Land Company indicated there have been no changes from what was reviewed by the Zoning Commission and they have met with the Union County Engineer for the sketch plan review.

Mr. Spagnuolo stated that the LUC had approved the plan with the modification to preserve existing natural features. Mr. Dunham stated that a forty foot setback would be provided to preserve trees.

Public Comment

Noreen Riley indicated that this was the first notice she had received of this action. It was noted that she is not an adjoining property owner but does reside in the development.

Brandon Sweaney requested that the applicant maintain the wooded areas and provide green buffers as in the rest of the New California Woods area.

Allen Shepard, with Evergreen Land Company stated that he had discussions of building apartments in the area but felt single-family houses was a better fit with increased setbacks and reduced drives.

Barry Adler indicated that the open space does not meet the forty percent requirement, questioned the number of trees being removed, urged the applicant to add more trees up to 450 per acre removed and install buffering for safety near the retention pond. Mr. Rhodes indicated that these are items that are addressed in the approval of the final development plan.

Board of Trustee Action

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

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GOVERNMENT FORMS & SUPPLIES 844-224-3339 FORM NO. 10148

June 3, 2019

Held

20

WHEREAS, Evergreen Land Company has applied to have property consisting of approximately 20.28+/- acres identified as parcel number 15-00070481000 located in the New California Subdivision on the east side of New California Drive, Plain City, Ohio requests a zoning amendment to reduce the zoned density of an existing planned development (PUD-6) application PD 19-131; 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 (PD 19-131) submitted by Evergreen Land Company requesting a zoning amendment to reduce the zoned density of an existing planned development (PUD-6) be granted for approximately 20.28+/- acres identified as parcel number 15-00070481000 be approved.


The vote resulted as follows:

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

The resolution carried. (Res. 19-056)

At 7:26 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.


Lonnie (Joe) Craft, Chairman


Robert Caldwell, Fiscal Officer