

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees
Public Hearing

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-234-3538 FORM NO. 1614B

Held July 1, 2019 20

Final Development Plan (PD-18-129-FDP-01)
Submitted by Terra Land Holdings, LLC
(Approximately 12.98+/- acres)
Parcel Numbers 1400060110000, 1400060111000, 1400060112000

The Jerome Township Board of Trustees met in special session on July 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 application, submitted by Terra Land Holdings, LLC, requesting approval of the final development plan for an existing Planned Unit Development (PD-18-129) be granted for approximately 12.98+/- acres. This property is identified as being a part of parcel numbers 1400060110000, 1400060111000, 1400060112000 and is located at 11315 Watkins California Road, Plain City, Ohio.

Mark Spagnuolo provided an overview indicating the following:

- Original application for rezoning filed in December 2018
- Zoning Commission after two hearings and a request for increased buffering recommended approval in a vote of 3 to 2
- Board of Trustees approved rezoning on April 11 with a requirement to provide a bid bond and a commitment to participate in a potential JEDD (both of which were received)

Mr. Spagnuolo stated that the development plan is identical to the revised zoning plan showing the additional landscaping. The only other change was the removal of the salt storage area to reduce the risk of environmental issues from salt runoff.

Public Participation

Barry Adler stated that while the LUC had recommended denial, there was justification from approval of this rezoning. He commended the Board for requesting a surety bond and suggested this should be a regular practice as other developers have not complied with the standards they agreed to.

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

WHEREAS, Terra Land Holdings, LLC has applied for the approval of the final development plan for an existing Planned Unit Development (PD-18-129) consisting of approximately 12.98+/- acres identified as being part of parcel numbers 1400060110000, 1400060111000, 1400060112000 located at 11315 Watkins California Road, 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 it is in the best interest of the applicant and the general welfare of the public and do hereby grant to Terra Land Holdings, LLC approval of the final development plan (PD-18-129-FDP-01).

The vote resulted as follows:

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

The resolution carried. (Res. 19-065)

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GOVERNMENT FORMS & SUPPLIES 644-224-C033 FORM NO. 10146

Held July 1, 2019 20

At 7:11 p.m. it was moved by Joe Craft and seconded by Ron Rhodes that the Jerome Township Board of Trustees adjourn. The motion carried.

Joe Craft
Charles (C.J.) Lovejoy
 Charles (C.J.) Lovejoy, Chairman

Robert Caldwell
 Robert Caldwell, Fiscal Officer