

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees

Minutes of

Public Hearing

Meeting

August 6, 2019

Held

20

Application for a Zoning Amendment (PD 17-126)
Submitted by Homewood Corporation
Rural Residential (RU) to Mixed Use
(Approximately 83.45+/- acres)
Parcel Numbers 15-00080080000 and 14-00330600000

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on August 6, 2019 at 7:33 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), the applicant and members of the public.

The Jerome Township Board of Trustees opened the public hearing by swearing in those who wished to speak. The application, submitted by Homewood Corporation, requests a zoning amendment from Rural Residential (RU) to Mixed Use (application PD 17-126) be granted for approximately 83.45+/- acres. This property is identified as parcel numbers 15-00080080000 and 14-00330600000 and is located at Industrial Parkway and 10220 U.S. Route 42, Plain City, Ohio.

Applicant Presentation

Jim Lipnos addressed the Board on behalf of the applicant. He reviewed the site plan highlighting the following items:

- Mixed use
- Participated with ODOT on a traffic study
- Includes an office park of mixed use including office, research and medical
- Incorporates the Route 33 overlay standards
- Subarea C includes attached residential
- Subarea D includes detached single family
- Buffer provided between development and Kimberly Woods by an increased setback from twenty-five feet to sixty feet
- Subarea E includes attached residential of two to three bedroom apartments
- Can agree to join the JEDD
- Height of buildings (medical building fifty to sixty feet, the rest will be thirty-five)

Laura Comek, representing the applicant, emphasized this was a preliminary plan and the final development plane will include a list of trees, architectural standards, and the fine point detail. He added that the standards of the Route 33 overlay were used.

Mr. Rhodes commented that he was excited about the medical center indicating it is a critical need of the area.

Mr. Craft asked about the lots next to Kimberly Woods. Mr. Lipnos indicated that in response to requests of the residents of this area, the lots were widened, the buffer was increased to sixty feet and the patios were located on the side verses the back.

Public Comment

Megan Sloat stated the Township has seen several years of growth with a number of developments. She questioned the impact full buildout will have on Township services and stated no traffic study has been provided. Therefore, she recommended the Board not approve.

Barry Adler stated that the Board was moving too fast. He also questioned that no traffic study was provided and added that 261 residential units will result in 470 vehicles utilizing township roads counting residential vehicles only, not counting commercial usage. He asked that the Board continue the public hearing until such time that the Route 33 overlay is completed. He cited the following concerns:

- Density issues
- No assessment of lost woodlands
- Quality of construction
- Require a letter of intent to join the JEDD

He urged the Board to table a decision until these questions could be answered.

Board of Trustees

Mr. Craft asked if there would be a traffic study completed before the final development plan is submitted. Ms. Comek replied that no, there are delays at Union County.

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees

Minutes of

Public Hearing

Meeting

August 6, 2019

Held

20

She stated however, that there has been a traffic study, that the Ohio Department of Transportation (ODOT) completed a larger traffic study. He stated the applicant's study will look at fine points and referred to exhibits A, B and C. Mr. Lipnos added that they have worked with ODOT for the turn lane on Industrial Parkway.

Mr. Craft questioned the density of Subarea E indicating it has thirteen units per acre while Jerome Grand was only eight units per acre. He asked if the density could be reduced. Mr. Lipnos stated the overall density is 6.17 and the LUC had recommended 3 to 6. Ms. Comek added that a planned district was for creative development to provide for single family homes but requires greater density. Mr. Craft asked if the number of units could be reduced. Mr. Lipnos replied that eight units in Subarea E could be eliminated (one floor of one building).

Allen Shepherd addressed the Board indicating that square area does not include water and ponds, therefore the density is actually lower than it appears. He also referenced the traffic study as it related to the through fair plan.

Mr. Craft asked about the materials to be used. It was indicated that the list of materials would be provided in the final development plan.

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

WHEREAS, Homewood Corporation has applied to have property consisting of approximately 83.45+/- acres identified as parcel numbers 15-00080080000 and 14-00330600000 located at Industrial Parkway and 10220 US 42, Plain City, Ohio be rezoned from Rural Residential District (RU) to Mixed Use application PD 17-126 Revision #2; 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; and

WHEREAS, the Board of Trustees of Jerome Township as a condition of this rezoning require that 1) the applicant agrees to be a part of the potential Joint Economic Development agreement and 2) the number of units in sub area E is reduced by eight (8) units; now

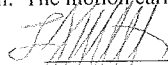
THEREFORE BE IT RESOLVED, by the Board of Trustees of Jerome Township, Union County, Ohio that: the application for a zoning amendment (PD 17-126 Revision #2) submitted by Homewood Corporation requesting an amendment from Rural Residential District (RU) and Mixed Use be granted for approximately 83.45+/- acres identified as parcel numbers above be approved.


The vote resulted as follows:

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

The resolution carried. (Res. 19-077)

At 8:31 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