

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees

Minutes of

Public Hearing

Meeting

GOVERNMENT FORMS & SUPPLIES 644-220-0007 FORM NO. 10148

Held

August 6, 2019

20

Application for a Zoning Amendment (PD 19-132)
Submitted by Parks Drilling Company
Rural Residential (RU) to Planned Development (PD)
(Approximately 34.25+/- acres)
Parcel Number 1400060190000 (16.25+/- acres)
Parcel Number 1400070610000 (18.00+/- acres)

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on August 6, 2019 at 7:10 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 Parks Drilling Company, requests a zoning amendment from Rural Residential (RU) to Planned Development (PD)(application PD 19-132) be granted for approximately 34.25+/- acres. This property is identified as parcel numbers 1400060190000 (16.25+/- acres) and 1400070610000 (18.00+/- acres) and is located at on the northeast side of Industrial Parkway approximately one half mile north of U.S. Route 42, Plain City, Ohio.

Gary Smith of G2 Planning & Design addressed the Board on behalf of the applicant. Mr. Smith reviewed the application identifying the location and layout. He indicated the intent was to provide more space for the business and develop a business park.

Barry Adler made the following comments:

- Applicant has not put in writing that they would store equipment in the lowered position
- Maximum outdoor storage exceeds 30%
- LUC indicated land is planned as retail not mixed use
- Applicant has not provided a letter of intent to join the JEDD

Mr. Smith responding indicating that there has been extensive revisions to the text regarding the outdoor storage area. That only Lot 1 in Sub Area A is in excess of 35% and this is the reason for additional buffering. He stated that the company operates cranes and wish to leave the equipment in the down position and will be able to do so with the additional space this location will provide.

Mr. Rhodes stated that the LUC had recommended approval with modifications which have been addressed. Mr. Craft added that the retail market is not what it was when the comprehensive plan was created.

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, Parks Drilling Company has applied to have property consisting of approximately 34.25+/- acres identified as parcel numbers 1400060190000 and 1400070610000 located on the northeast side of Industrial Parkway approximately one half mile north of U.S. Route 42, Plain City, Ohio be rezoned from Rural Residential (RU) to Planned Development (PD) application PD 19-132; 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 find that it is in the best interest of the applicant and the general welfare of the public and do hereby grant approval of the application for a zoning amendment (PD 19-132).

The vote resulted as follows:

- Ronald Rhodes, yes
- Lonnie (Joe) Craft, yes

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GOVERNMENT FORM 115 - 2 (UPPER CASE) 01-2004-0838 FORM REV. 12-11-03

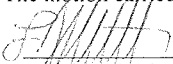
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Charles (C.J.) Lovejoy, yes
The resolution carried. (Res. 19-076)

At 7:31 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