

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

Minutes of

Meeting

GOVERNMENT FORMS &amp; SUPPLIES 644-224-3338 FORM NO. 10146

Held August 20, 2019 20

**Final Development Plan (PD-19-131-FDP-01)**  
**Submitted by Evergreen Land Company**  
**(Approximately 20.287+/- acres)**  
**Parcel Number 15-00070481000**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on August 20, 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), 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 Evergreen Land Company, requests approval of the final development plan for an existing Planned Development be granted for approximately 20.287+/- acres. This property is identified as parcel number 15-00070481000 and is located between 9689 US 42 and 970 New California Drive, Plain City, Ohio.

Wade Dunham representing the applicant addressed the Board. He stated there have been no changes to the final development plan since it was reviewed by the Zoning Commission. He indicated that all approvals from the Union County Engineer, Health Department and the Logan-Union-Champaign Regional Planning Commission have been obtained.

Mr. Craft indicated that the Zoning Commission met on July 23, 2019 and voted to recommend approval.

During public comment, Marilyn Valois stated the property was zoned for educational purposes and the removal of the existing trees will result in run off onto her property. Mr. Rhodes explained the application process and provided a brief history of the property. Barry Adler voiced his concerns over the lack of noise standards and construction hours and the lack of required tree replacement.

Mr. Craft stated there was discussion of the trees at the zoning hearing. Mr. Dunham stated that a forty foot setback was provided to maximize the rear yards, a rear yard swale is being constructed to include a thirty-six inch pipe to the ditch, and efforts will be made to save as many trees as possible as they add value to the subdivision and to the lot. Mr. Craft asked if there are any rules regarding construction hours. Mr. Dunham indicated that they will instruct contractors to work within normal business working hours.

Mr. Craft stated that the final development plan usually includes a list of building materials and landscaping. Alan Shepherd replied that this property is already in a planned development that was previously approved and must follow the same standards. He indicated that he met with residents of New California Hills and the homeowners association when he learned that the school was not interested in building on this property who indicated that they would prefer single family homes on the property verses twin singles.

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

**WHEREAS, Evergreen Land Company has applied for the approval of the final development plan for an existing Planned Development consisting of approximately 20.287+/- acres identified as parcel number 15-00070481000 located between 9689 US 42 and 9740 New California Drive, Plain City, Ohio, 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 final development plan 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 final development plan (PD-19-131-FDP-01).**

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GOVERNMENT FORMS & SUPPLIES 047-224-3339 FORM NO. 10145


Held August 20, 2019 20

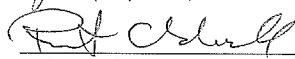
The vote resulted as follows:

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

**The resolution carried. (Res. 19-088)**

At 7:35 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