

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

Minutes of

Public Hearing

Meeting

GOVERNMENT FORMS &amp; SUPPLIES 843-224-3339 FORM NO. 10148

Held October 15, 2019 20

**Final Development Plan (PD-18-128-FDP-GPN-13)**  
**Submitted by Jerome Village**  
**(Approximately 25.624+/- acres)**  
**Parcel Numbers 17-00120170010 and 17-00120140000**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on October 15, 2019 at 7:30 p.m. for a public hearing. Board Vice-Chairman C.J. Lovejoy called the meeting to order. Ronald Rhoades and C.J. Lovejoy answered the roll call. Joe Craft was absent. Also in attendance were Robert Caldwell (Fiscal Officer), Eric Snowden (Zoning Coordinator/Inspector), Gary Smith (G2 Planning), Bart Barok (Jerome Village) 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 Jerome Village, requests approval of the final development plan for an existing Planned Development (PD-18-128) be granted for approximately 25.624+/- acres. This property is identified as parcel numbers 17-00120170010 and 17-00120140000 and is located south of Wells Road and west of Hyland Croy Road, Plain City, Ohio.

Gary Smith highlighted the following items in the final development plan:

- Rezoning was previously approved
- Consists of 25.6+/- acres
- Single family residential focusing on empty nesters
- Plan is consistent with existing zoning
- Zoning Commission voted to recommend approval
- Original units of 90 increased to 99 units
- Open space increased from 3.345 acres to 6.2 acres
- Resulting in an increase in density and open space
- Total open space for GPN12 and GPN13 is meets the 40% requirement
- Planned development allows developer to move density (not to exceed 10%)
- Drainage to Eversole Run
- Effort made to preserve natural resources
- Minimum lot size is fifty feet wide and one hundred feet deep (with some minor exceptions affecting ten lots)
- Provides for connections to the trail system
- Use of central mailbox units
- Provides for thirty-one guest parking spaces
- Meets Jerome Village development standards
- Tree clearing plan
- Provides for light posts near mailbox units

Bart Barok provided some additional comments noting the single access point with an emergency access and two stub roads for possible future development.

Barry Adler indicated to the Board that he wished to go on the records and being in favor of this plan as it met the 1.6 acre density standard, allows for 40% open space and provides for added trees.

It was moved by Ron Rhodes and seconded by C.J. Lovejoy that the Board of Township Trustees of Jerome Township adopt the following resolution:

**WHEREAS, Jerome Village has applied for the approval of the final development plan for an existing Planned Development (PD-18-128) consisting of approximately 25.624+/- acres identified as parcel numbers 17-00120170010 and 17-00120140000 located south of Wells Road and west of Hyland Croy Road, 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**

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**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-18-128-FDP-GPN-13).**

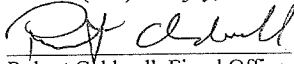
The vote resulted as follows:

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

**The resolution carried. (Res. 19-099)**

At 8:00 p.m. it was moved by Ron Rhodes and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adjourn. The motion carried.

  
 Charles (C.J.) Lovejoy, Vice-Chairman

  
 Robert Caldwell, Fiscal Officer