

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees
Public Hearing

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 244-224-3333 FORM NO. 10143

Held _____

December 17, 2019

20 _____

Application for a Zoning Amendment (PD 19-133)
Submitted by Pulte Group, Inc.
Rural Residential (RU) and Local Retail (LR) to Planned Development (PD)
(Approximately 111.52+/- acres)
Parcel Numbers 15-00070570000, 15-00070580000 and 15-00220140000

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on December 17, 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), Eric Snowden (Zoning 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 Pulte Group, Inc., requests a zoning amendment from Rural Residential (RU) and Local Retail (LR) to Planned Development (PD)(application PD 19-133) be granted for approximately 111.52+/- acres. This property is identified as parcel numbers 15-00070570000, 15-00070580000 and 15-00220140000 and is located at 9758 US Route 42, Plain City, Ohio.

Township Staff Report

Mr. Snowden, presented to the Board the application review prepared by Community Planning Insights. He indicated that the applicant was seeking rezoning and highlighted the following items:

- 111.52+/- acres
- 188 single family units (decreased from 199 units)
- Density of 1.68 units per acre
- Open space of 48% (exceeding 40% requirement)
- Pedestrian path to the Township's property (Harry Wolfe Park)

Mr. Snowden reported the Zoning Commission had recommended approval with modifications. The most notable revision was the addition of a second point of access. The developers added a temporary, right-in right-out point of access along US 42 that would be removed when further connections are made.

Applicant Presentation

Greg Chillog of the Edge Group addressed the Board. He noted that the plan before the Board has been in the works and vetted over the last twelve months. He reported that they have met with the Ohio Department of Transportation (ODOT), the Union County Engineer, the Fire Division, the schools and the Zoning Commission with three public hearings before the Zoning Commission. He stated the development provides for much needed single family homes in the area. He reiterated the development consisted of 111 acres, 188 units, 1.68 density, and conservation measures allowing for 44.6 acres of open space. He emphasized that efforts were made to preserve streams, wetlands, woodlands and open space adjacent to the Township's park. He noted that preservation of the natural features is why the development has the shape that it does. He also added that open space adjacent to the Township may allow the Township to extend westward.

Mr. Chillog indicated that ODOT has no plans to widen US Route 42. However, Mr. Craft quickly stated the ODOT has conducted meetings discussing the widening of US Route 42.

Mr. Chillog added that open space represents 53 acres with 48 to 49 acres meeting the definition of open space and that the current plan represents a conceptual development plan.

Matt Callahan of Pulte Homes reported that a traffic impact study had been performed and was under review by ODOT and the Union County Engineer. He stated that Route 42 may be widened to three lanes near this development and possibly five lanes to the east. He informed the Board that there would be a variety of floor plans available including two story and one story homes.

Mr. Craft asked when the most recent traffic impact study was completed. Mr. Callahan indicated that it was completed December 3 and sent to ODOT and the Union County Engineer. Eric Snowden stated that it could take thirty days to review.

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Mr. Craft indicated the desire to have a letter from ODOT regarding the future widening of US Route 42. He also asked about the impact on the schools. Mr. Callahan stated that they have met with the superintendent of Johnathan Alder Schools and that they use an average of 0.48 students per household. Mr. Craft asked what efforts have been for the conservation of trees. Mr. Chillog indicated that of 41 acres of trees, only 9.8 acres are impacted and that 750 trees will be planted resulting in 10 acres of tree canopy cover at maturity. Mr. Craft asked about any potential risks of houses near electrical lines. Mr. Callahan responded that the lines through the development are distribution lines and not transmission lines which have not been showed as any hazard. It was also stated that there is a forty to fifty foot easement under the lines.

Mr. Callahan stated that they had a five to seven year build out scenario which is dependent on the market. The plan consists of five phases with one phase to be completed per year.

Mr. Chillog indicated that they are taking guidance from the Jerome Township comprehensive plan and are in compliance with the zoning code.

Mr. Craft asked if there were any lessons learned from another Pulte development in the Township. Mr. Callahan indicated that the Woodbine Development was taken over by Pulte prior to its initiation, but believed that the establishment of a homeowners' association correctly will resolve issues encountered in that development.

Public Comment

Barry Adler addressed the Board indicating that an application must meet thirteen criteria, and this one does not. He believes the development does not benefit the community. He also addressed the following items:

- 4,500 trees should be planted to replace the ones being lost
- No buffering on some lots
- Open space is not calculated correctly
- No amenities are being provided such as parks
- Unreasonable traffic concerns

Marilyn Valois criticized the lack of infrastructure, loss of trees and traffic concerns.

Adam Ward asked that a traffic plan be developed before putting more vehicles on the local roads, the on/off access of US 33 be addressed and to stop development along US 33 and US 42.

Doug Farnholtz expressed concerns over traffic and roads.

Jeff Rymer asked those in attendance to stop reacting on emotion and with little facts. He indicated that there have been hearings open to the public where concerns were addressed. He stated that this development is good for the Township and continued referendums will poison the Township.

Board of Trustee Action

Mr. Craft stated that he was not ready to make a decision at tonight's meeting. Mr. Lovejoy added that he would like some more community input. Mr. Rhodes stated he was prepared to vote.

Mr. Craft emphasized that he was taking this decision seriously and stated he needed the following:

- Letter from ODOT regarding the expansion of US 42
- Traffic impact study
- Letter from Johnathan Alder Schools
- Letter from the Jerome Township Fire Chief

Mr. Callahan responded by stating that the application has been reviewed by Jerome Township staff and the Zoning Commission, they will comply with all traffic requirements, they have an email from ODOT stating their opinion will not change and turn lanes will be required, open space of 48% exceeds the minimum requirement, emphasized the need for moderate priced housing, noted the possibility for expansion of open space, the promotion of the advancement of the Union County through fare plan. He also stated that other items will be a

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part of the final development plan process and indicated his desire to move forward tonight. Mr. Rhodes asked how long it would take to respond to the items. Mr. Callahan responded with a week to ten days. Mr. Lovejoy added that he would like to get the information requested also.


At 8:40 p.m. it was moved by Joe Craft and seconded by C.J. Lovejoy that the Board of Township Trustees of Jerome Township adopt the following motion:

The Jerome Township Board of Trustees continue the hearing to January 7, 2020 at 7:00 p.m. at the Jerome Township Hall.

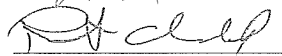
The vote resulted as follows:

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

The motion carried.



Lonnie (Joe) Craft, Chairman



Robert Caldwell, Fiscal Officer