

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees

Minutes of

Public Hearing

Meeting

Held

February 20, 2018

20

**Final Development Plan (PD 06-112-FDP-06)
Submitted by Chase Zancanata
(Approximately 1.0 +/- acres)
Parcel Number 15-00310182010**

The Jerome Township Board of Trustees met in special session on February 20, 2018 at 7:00 p.m. for a public hearing. Board Chairman Ronald Rhodes 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), Mark Spagnuolo (Zoning Inspector) and members of the public.

The Jerome Township Board of Trustees opened the public hearing on the application, submitted by Chase Zancanata, requesting approval of the final development plan for an existing Planned Development (PD 06-112-FDP-06) be granted for approximately 1.0 +/- acres. This property is identified as being a part of parcel number 15-00310182010 and is located at Industrial Parkway and State Route 161 (Dublin Green), Plain City, Ohio.

Mr. Spagnuolo read the Zoning Office Staff Report to the Board and those in attendance. He reviewed the following areas:

- Summary
- Procedure
- Land use
- Layout and orientation
- Parking
- Vehicular access and circulation
- Pedestrian circulation
- Architecture
- Signage
- Landscape
- Lighting

Mr. Spagnuolo indicated that the Zoning Commission had questioned the future use of the property if the proposed business were not to remain. He stated that a developer real estate agreement was in place and provided a copy that would not allow the premises to be used as a motor vehicle fuel or service station. Gus Crim confirmed that the real estate agreement provides for what uses the property may take and was prohibited from being converted for such use.

Mr. Rhodes indicated that another question was the potential for overnight parking of vehicles at the location. Michael Schifsky the real estate developer for Valvoline stated that overnight parking at their facilities is not permitted and strictly enforced by the use of security cameras. He stated that the company feels strongly about maintaining its image and violations of this policy are met with swift action up to and including additional training, demotion or termination.

Mr. Rhodes reported that the Zoning Commission recommended approval of the final development plan with a vote of three in favor and 2 opposed. Mr. Spagnuolo added that the two in opposition based their vote on the belief that this property was slated for a restaurant.

Barry Adler addressed the Board indicating he had no problem with Valvoline but believed the property had been approved for a restaurant. However, due to the developer not being able to secure a restaurant tenant wished to occupy the location with something less desirable in order to make a profit. He stated that with improved mounding and landscaping the property could be marketed to a restaurant, the type of business that was approved for the site.

Mr. Spagnuolo indicated to the Board that there was no condition or use of the lot stipulated in the original zoning. He added that a member of the zoning commission who is a real estate appraiser indicated that the lot is not appropriate for a restaurant. Mr. Rhodes added that a restaurant was one of the ideas for the potential use of the lot but was not limited to that use.

Jeanette Harrington addressed the Board indicating that the developer stated in the findings that a restaurant would be placed on this lot. She told the Board that a restaurant was needed and befitting of the area.

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BEAR GRAPHICS 800-325-8094 FORM NO. 10148

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Mr. Spagnuolo asked Mr. Crim how many restaurants were currently in or coming to the development. Mr. Crim stated that there are currently three food establishments in place (Wendys, Tim Horton and Bibibop) with Asian Wild Ginger moving in, a letter of intent for building G, and one possibility they were working on. As such he felt that food service was well represented. He added that they have discussed the use of this lot with Costco who has indicated that is the natural location for this business. He concluded by stating that they have been approached by other businesses but that they are seeking high quality businesses for the out parcels.

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

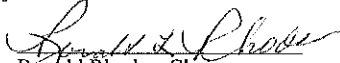
The Jerome Township Board of Trustees approve PD 06-112-FDP-06 with the condition that the owner(s) of the "Development Parcels" referred to in the Construction, Operation and Reciprocal Easement Agreement ("REA") and designated as Lots 1, 2, 3, 4, 5, 6, 7 and 8 on the Parcel Map attached thereto, and the owner(s) of any business located on any of such property shall consent to and, upon the request of Jerome Township, sign a petition for inclusion in a joint economic development district under Ohio Revised Code Section 715.72 and in which Jerome township is a contracting parting as well as no overnight parking.


The vote resulted as follows:

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

The motion carried. (Res. 18-032)

At 7:47 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.


 Ronald Rhodes, Chairman


 Robert Caldwell, Fiscal Officer