

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

Minutes of

Public Hearing

Meeting

BEAR GRAPHICS 800-325-9094 FORM NO. 10148

July 2, 2018

Held

20

**Application for a Zoning Amendment (PD 18-127)**  
**Submitted by Jerome Village**  
**RU (Rural Residential) to PD (Planned Development)**  
**(Approximately 39.428+/- acres)**

**Parcel Number(s) 17-0011060000 (35.895+/- acres and 17-00110120000 (3.533+/- acres)**

The Jerome Township Board of Trustees met in special session on July 2, 2018 at 7:15 p.m. for a public hearing. Board Chairman Ron Rhodes called the meeting to order. Ronald Rhoades, Joe Craft and C.J. Lovejoy answered the roll call. Also in attendance were Debbie Bollinger (Administrative Assistant), Mark Spagnuolo (Zoning Inspector), Gary Smith (G2 Planning and Design), Bart Borok (Jerome Village) and members of the public.

The Jerome Township Board of Trustees opened the public hearing on the proposed application for a zoning amendment. The original application, submitted by Jerome Village, requests an amendment from RU (Rural Residential) to PD (Planned Development)(PD 18-127) be granted for approximately 39.428+/- acres. This property is identified as parcel number(s) 17-0011060000 (35.895+/- acres and 17-00110120000 (3.533+/- acres) and is located on Brock Road, Plain City, Ohio.

Debbie Bollinger, Administrative Assistant was assigned the responsibility of taking the minutes of the meeting as Fiscal Officer, Robert Caldwell recused himself from the hearing because he is an adjacent property owner who will be testifying at the hearing.

The public notice was read and those presenting were sworn in.

Gary Smith of G2 Planning and Design, who was hired by the Township to provide a review presented the following items:

- Application is to rezone 39.42 acres from RU to PD to be a part of the Jerome Village Development
- To become a part of the Glacier Park Neighborhood
- Lot width set at a minimum of 70 feet
- 15.77 acres (40%) of open space
- Density set at 1.8 units per acre
- Identified as Royce & Royce Property and Riepenhoff Property
- Portion of Riepenhoff property needed for extension of Ryan Parkway
- Will not add additional traffic to Wells Road
- Ryan Parkway will continue to be extended as needed with additional acquisitions
- Shape and size of the lot (long and narrow) does not allow for flexibility in layout
- Located next to GPN-8
- Traffic will go in and out through Ryan Parkway
- Initial design allows for emergency vehicle access only off of Brock Road
- Open space meets 40% requirement of Jerome Township Comprehensive Plan
- Noted that no tree clearing, buffering or landscaping plan was provided in the application
- Noted no plan for sidewalks or trails was provided in the application and questioned how this parcel connect to the trail network
- Recommended the Township get these details
- No issues identified with the design or architectural quality

Bart Borok, with Jerome Village, presented to the following to the Board.

- Density has been reduced to 1.6 units per acre, the same as GPN-8
- Minimum lot size has been increased from 70 feet to 80 feet resulting in a decrease in the number of lots from 70 to 63
- Final development plan will include 80 and 90 foot lots
- Noted that that 160 acres to the North are in contract but that this application included just a small portion of that property to allow for the extension of Ryan Parkway to gain access to the Royce & Royce property
- Man-made pond will remain
- Minimum of a 20 foot buffer to GPN-8
- Bike trail will connect and run to the community center
- Noted that a preferred development plan will require a turn lane off of Brock Road

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- Home prices will range from \$550,000 to \$750,000 with Bob Webb and Romanelli serving as the builders
- Maximum number of lots will be 63

Mr. Rhodes asked about the distance between GPN-11 and the Caldwell property to the West. Mr. Borok stated that it would be 60 feet. He noted that the Ash trees would be removed.

Mr. swore in Robert Caldwell of 8770 Brock Road. Mr. Caldwell informed the Board of the Zoning Commission's recommended modification to the application to reduce the density from 1.8 to 1.6, increase the minimum lot sizes from 70 feet to 80 feet, reduce the number of lots and increase the amount of green space. He noted that the area was identified as a residential conservation district in the comprehensive plan and that there are not a lot of natural woods existing in the area warranting conservation. He noted buffering and trespassing as a concern, noting that his property is actively hunted and may not be conducive to a subdivision being next to it. Mr. Borok stated that they are aware of the concerns and will provide a well-defined boundary including signage. He indicated they are committed to working with Mr. Caldwell and the other neighbors.

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

**WHEREAS, Jerome Village has applied to have property consisting of approximately 39.42+/- acres identified as parcel number(s) 17-0011060000 (35.895+/- acres and 17-00110120000 (3.533+/- acres) located on Brock Road, Plain City, Ohio be rezoned from RU (Rural Residential) to PD (Planned Development)(PD 18-127), and**

**WHEREAS, Jerome Village has filed all necessary paperwork and have had their hearing before the Jerome Township Zoning Commission, and**

**WHEREAS, the Jerome Township Zoning Commission has voted to approve this rezoning and has sent a recommendation to the Board of Trustees, and**

**WHEREAS, the Jerome Township Board of Trustees as a condition of this rezoning require that the density be reduced to 1.6 units per acre and that minimum lot sizes be increased from seventy (70) feet to eighty (80) feet, now**

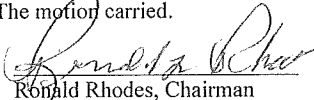
**THEREFORE BE IT RESOLVED, the Jerome Township Board of Trustees find that it is in the best interest of Jerome Village and the general welfare of the public and do hereby grant to Jerome Village a rezoning for said property from RU (Rural Residential) to PD (Planned Development)(PD 18-127).**

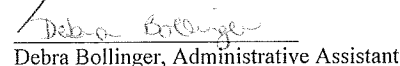
The vote resulted as follows:

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

**The motion carried. (Res. 18-085)**

At 8:04 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.

  
 Ronald Rhodes, Chairman

  
 Debra Bollinger, Administrative Assistant