

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees

Minutes of

Meeting

Public Hearing

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held _____

October 1, 2018

_____ 20 _____

Application for a Zoning Amendment (PD 18-128)
Submitted by Jerome Village
RU (Rural Residential) to PD (Planned Development)
(Approximately 156.949+/- acres)

Parcel Numbers 17-00110120000 (115.66+/- acres), 17-00120170000 (8.93+/- acres), 17-00120140000 (29.923+/- acres) and 17-00120141000 (2.37+/- acres)

The Jerome Township Board of Trustees met in special session on October 1, 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 Robert Caldwell (Fiscal Officer), 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 by swearing in those who wished to speak. The original application, submitted by Jerome Village, requests an amendment from RU (Rural Residential) to PD (Planned Development)(PD 18-128) be granted for approximately 156.949+/- acres. This property is identified as parcel numbers 17-00110120000 (115.66+/- acres), 17-00120170000 (8.93+/- acres), 17-00120140000 (29.923+/- acres) and 17-00120141000 (2.37+/- acres) and is located at 8585 and 8085 Wells Road, Plain City, Ohio.

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 156.95+/- acres from RU to PD
- To be a part of the Jerome Village Development and a part of the Glacier Park Neighborhood
- In GPN-12 the number of single family lots was decreased from 183 to 161 with a minimum lot width of 70 feet as recommended by the Zoning Commission
- In GPN-13 the number of lots was decreased from 100 to 90 with a minimum lot width of 52 feet
- 63.35 acres (40.4%) of open space
- Density was decreased from 1.8 to 1.6 units per acre
- Identified as Riepenhoff and Rueger properties
- GPN-12 was identified as a very long parcel, nearly one mile from east to west
- Varying lot sizes adds diversity to the project
- Extension of Ryan Parkway
- Will not add additional traffic to Wells Road
- Ryan Parkway will continue to be extended as needed with additional acquisitions
- GPN-13 shape of the lot (long and narrow) does not allow for flexibility in layout
- Located next to GPN-5
- Noted that no tree clearing, buffering or landscaping plan was provided in the application
- No issues identified with the design or architectural quality
- Informed the Board of the US Postal requirement for the use of cluster mailboxes

Mr. Rhodes read the recommendation of the Zoning Commission who votes five yes and zero no.

Mr. Craft asked if the cluster mailboxes was a national requirement. Mr. Smith indicated that he believed it was a regional policy and could only guess that its purpose is to reduce costs and liability. He stated that the requirement applies to only platted subdivisions.

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

- Cluster mailboxes is a United States Postal requirement adopted in 2012 and he has worked with the Plain City Postmaster to come to an agreement that the requirement be applied to only new developments approved in 2018 and forward
- Buffer of 10 feet has been added to the west of GPN-12
- Mounding will be placed on the north side along Wells Road
- The large pond will remain and become part of the park system
- GPN-12 lot sizes will range from 72 feet to 85 feet
- Home costs will range from \$450,000 to \$600,000

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Fernando Arbona of Rock Rose Place, across the street from GPN-13 indicated that development of the site should wait to determine if there is a true need for more housing. He cited added traffic, additional burden on the schools and a hefty levy Jerome Village residents pay as reasons to not approve the application.

Mr. Rhodes reminded attendees that the Board of Trustees cannot deny an application based upon the schools. That is a matter for the schools to address.

Katrina Stiby addressed the Board regarding the high millage fees, community authority fees and home owners' association fees. She also questioned if there were adequate emergency services for additional development. She concluded that her parents purchased a condo in GPN-5 and paid a premium for a lot backed by trees and were told that it would remain undeveloped.

Barry Adler stated he was pleased that the density was reduced to 1.6 units per acre, however, buffering needs to have more planning. He indicated that the Township still does not have a woodlands preservation plan in the zoning code. He questioned why the applicant had not revised the application for suggestions made at the Zoning Commission meeting. He concluded by suggesting that the Board make any decisions contingent upon storm water and traffic approvals.

Mr. Rhodes informed the audience that these issues will be addressed with the applicant comes back before the Board for final development plan approval.

Mr. Smith responded that the applicant had submitted revised plans and that is what was presented this evening. He also stated that the storm water approval is a timely and costly process and that is why it is held until the end of the approval process but must be received before construction can begin.

Mr. Borok addressed some of the comments made. He indicated that some developers placed premiums on a number of their lots, but the property in question does not belong to Jerome Village so no promises of no development could be made by Jerome Village. As for the schools, he stated that 40 acres was given to Dublin Schools for \$1 and works closely with the schools who currently plan on having an elementary opened in 2020. He stated that provisions had been made from day one for emergency services including providing \$5.5 million for a fire station and equipment. He also explained the millage which is paid by Jerome Village residents to cover the bonds issued for the initial \$22 million in infrastructure which now has grown to \$65 million.

Mr. Spadnuolo presented a letter and pictures from a resident who was unable to attend the meeting which indicated that she is experiencing flooding on her property as a result of the development in Jerome Village. Mr. Borok responded by stating that he and his engineers work with the Union County Engineer and the EPA in the establishment of detention and retention areas to assure that there is no additional storm water drainage as a result of development.

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 156.949+/- acres identified as parcel numbers 17-00110120000 (115.66+/- acres), 17-00120170000 (8.93+/- acres), 17-00120140000 (29.923+/- acres) and 17-00120141000 (2.37+/- acres) located at 8585 and 8085 Wells Road, Plain City, Ohio be rezoned from RU (Rural Residential) to PD (Planned Development)(PD 18-128), 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, now

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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 18-128).

The vote resulted as follows:

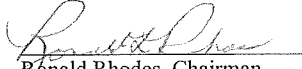
Ronald Rhodes, yes


Lonnie (Joe) Craft, yes

Charles (C.J.) Lovejoy, yes

The motion carried. (Res. 18-111)

At 8:26 p.m. it was moved by Ron Rhodes and seconded by Joe Craft that the Jerome Township Board of Trustees adjourn. The motion carried.


Ronald Rhodes, Chairman


Robert Caldwell, Fiscal Officer