

RECORD OF PROCEEDINGS
Jerome Township Board of Trustees
Public Hearing

Minutes of

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-9338 FORM NO. 10140

Held

December 17, 2018

20

Application for a Zoning Amendment (ZA-18-10)
Submitted by Jerome Township Zoning Commission
Zoning Resolution Changes
Sections 445.01 and 445.02

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on December 17, 2018 at 7:11 p.m. for a public hearing. Board Chairman Ronald 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) 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 the Jerome Township Zoning Commission, requests changes to the Zoning Resolution to Sections 445.01 and 445.02.

Swearing in of speakers was performed and the public notice was read.

Mr. Spagnuolo, presented to the Board with an outline of the changes by reviewing a tracked changes version of the documents. He indicated that the changes are text modifications to the commerce district relating to permitted uses and conditional uses. He explained that if an application is for a permitted use and 50,000 square feet or less it would be permitted. However, if the application is for a permitted use and greater than 50,000 square feet, the applicant would need to apply for a conditional use and have a hearing before the Board of Zoning Appeals who will review and see that they comply with restrictions.

Mr. Rhodes read the recommendation letter from the Zoning Commission.

Public Participation

Megan Sloat addressed the Board indicating that she had attended and spoke at the Zoning Commission meeting and requested additional revisions to the recommended changes to include a maximum size limit on buildings. She stated she had recommended size limits of 50,000 and 65,000 square feet for the two districts allowing the Zoning Commission to work on the application rather than the Board of Zoning Appeals. Any application in excess of these amounts would have to file as a planned development. She concluded by asking the Board not to vote on the application and return it to the Zoning Commission.

Brad Bodenmiller, of the LUC, addressed the Board stating that the LUC had recommended approval of the changes as written and reviewed by them. He stated there could be questions raised as to the reasons why the Township is requiring a planned development. It could be considered as just a means of providing an obstacle to applicants if not specifically addressed in the planned development text.

Barry Adler addressed the Board by stating while the proposed changes does simplify section 445, they failed to address the maximum size limit for buildings. He suggested that the Board follow Millcreek Township's example and set a maximum limit of 50,000 square feet for the manufacturing district and 65,000 square feet for the general business district. He also indicated that there are still some inconsistencies that exist within the section that should be addressed.

Mr. Rhodes read the letter from the LUC which recommended approval.

The Board discussed if there was a time limit on making a decision. It was determined there was not and the Board had the ability to continue the hearing if they desired. The Board agreed they would like more time to review the recommendations.

It was moved by Joe Craft and seconded by Ron Rhodes that the Board of Township Trustees of Jerome Township adopt the following motion:

The Jerome Township Board of Trustees continue the public hearing for Application for Zoning Amendment ZA-18-10 on January 22, 2019 at 7:00 p.m. at the Township Hall located at 9777 Industrial Parkway, Plain City, Ohio.

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GOVERNMENT FORMS & SUPPLIES 644-224-3333 FORM NO. 101-19

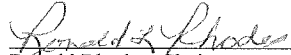
Held December 17, 2018 20 _____

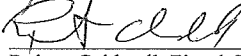
The vote resulted as follows:

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

The motion carried.

At 7:39 p.m. it was moved by Joe Craft and seconded by Ron Rhodes that the Jerome Township Board of Trustees adjourn. The motion carried.


 Ronald Rhodes, Chairman


 Robert Caldwell, Fiscal Officer