

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

Minutes of

Meeting

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

Held April 5, 2022 20**Case #PD20-001 DP-01  
Farm at Indian Run**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on April 5, 2022 at 7:00 p.m. for a public hearing. Board Chairman Megan Sloat called the meeting to order. Megan Sloat and Wezlynn Davis answered the roll call, Barry Adler was absent. Also in attendance were Robert Caldwell (Fiscal Officer), Eric Snowden (Zoning Inspector/Coordinator), Joe Koralewski (Assistant Zoning Inspector), Rebecca Mott representing 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 Wicked Chicken, LLC c/o Rebecca J. Mott, Esq., requests approval of a Development Plan within an existing Planned Development District (PD20-001) be granted for approximately 24.729+/- acres. This property is identified as parcel numbers 1700260250000, 1700260241000, and 1700260240000 and is located at 8449 McKitrick Road, on the south side of McKitrick Road approximately two hundred feet east of Avalon Lane, Plain City, Ohio.

Township Staff Report

Mr. Koralewski presented to the Board the Zoning Department Staff Report. He indicated that the applicant is requesting the review and approval of a Development Plan within an approved Planned Development District. The site was rezoned as a Planned Development District in accordance with Case #PD20-001. Mr. Koralewski addressed the following from the Staff Report:

- Site location and context – currently vacant/undeveloped land with neighboring uses including agriculture and single-family dwellings.
- Basis of review and approval – Section 500.08 and Section 500.09 of the Zoning Resolution.
- General site layout – the site is proposed to be developed with forty detached single-family dwellings. Of the 24.729 acres in the original undeveloped area of the tract, 10.99 is proposed for open space.
- Development standards – the general development standards for the site are listed in the approved regulation text.
- Site layout – applicant proposes to develop a new public right-of-way which will serve the development by connecting with McKitrick Road.
- Landscaping screening and open space – the applicant has provided a detailed landscape plan.
- Architecture and signage – the applicant has provided detailed architectural renderings indicating compliance with the materials requirements contained in the regulation text.
- Zoning Commission review – recommending approval.
- Staff review and recommendation – recommending approval.

Applicant Presentation

Rebecca Mott, of the Plank Law Firm, addressed the Board on behalf of the applicant. Ms. Mott noted that the items proposed in the development plan meet and exceed the requirements of the Zoning Resolution. She specifically noted that the open space area of forty-five percent exceeds the required forty percent. He reminded the Board of the recent consent decree relating to this development noting that the plan not only met the threshold of substantial compliance but was exactly what was presented at the rezoning hearing. She added the Zoning Commission provided a unanimous recommendation of approval.

Board of Trustee Questions/Comments

The Board members had no additional questions or comments.

Board of Trustee Action

It was moved by Megan Sloat and seconded by Wezlynn Davis that the Board of Township Trustees of Jerome Township adopt the following resolution:

**WHEREAS, Wicked Chicken, LLC c/o Rebecca J. Mott, Esq. has applied for the approval of a Development Plan, Case #PD20-001 DP-01 within an existing Planned Development District (PD20-001) consisting of approximately 24.729+/- acres identified as parcel numbers 1700260250000, 1700260241000 and 1700260240000 located at 8449 McKitrick Road, on the south side of McKitrick Road approximately two hundred feet east of Avalon Lane, Plain City, Ohio; and**

**WHEREAS, the applicant has filed an application for Development Plan approval, and a public hearing was held before the Jerome Township Zoning Commission in accordance with Chapter 500 of the Zoning Resolution; and**

**WHEREAS, the Jerome Township Zoning Commission has voted to recommend approval of this Development Plan to the Board of Township Trustees; now**

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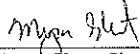
**THEREFORE BE IT RESOLVED**, by the Board of Trustees of Jerome Township, Union County, Ohio find that the Development Plan is in substantial compliance with the Zoning Plan attached to Case #PD20-001 and do hereby grant approval of Case #PD20-001 DP-01.

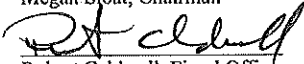
The vote resulted as follows:

- Megan Sloat, yes
- Barry Adler, absent
- Wezlynn Davis, yes

The resolution carried. (Res. 22-034)

At 7:11 p.m. it was moved by Megan Sloat and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adjourn. The motion carried.

  
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 Megan Sloat, Chairman

  
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 Robert Caldwell, Fiscal Officer