

RECORD OF PROCEEDINGS

Jerome Township Board of Trustees

Minutes of

Public Hearing

Meeting

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

Held

April 5, 2022

20

Case #Z22-001

Application for a Zoning Amendment

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on April 5, 2022 at 7:11 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), Brent Myers and Eric Leibowitz of Casto 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 CP New California, LLC c/o Brent Myers, requests a zoning amendment from Planned Development District (PD) to Regional Retail District (RR) be granted for approx. 3.6302 +/- acres. This property is identified as a portion of parcel number 1500080080000 and is located on the easterly side of US Highway 42 between Industrial Parkway and US Highway 33, Plain City, Ohio.

Township Staff Report

Mr. Snowden presented to the Board the Zoning Department Staff Report. He indicated that the applicant is requesting the review and approval of an application to amend the official zoning map. Mr. Snowden addressed the following from the Staff Report:

- Site location and context – the site is currently vacant with neighboring uses including commercial uses to the north, zoned regional retail and local retail, to the west an automobile dealership zoned regional retail, to the south the site abuts a tract zoned planned development which permits commercial uses and has frontage to Industrial Parkway.
- Basis of review and approval – Section 230.001 of the Zoning Resolution.
- Intent of zoning districts – Section 500.001 of the Zoning Resolution.
- Land use plan – identifies this area as mixed use office/retail. This area is characterized as a mix of commercial uses.
- Regional planning commission review by the Logan-Union-Champaign Regional Planning Commission – recommending approval of the application providing a staff report and written recommendations.
- Zoning Commission review – recommending approval.
- Staff review and recommendation – recommending approval.

Mr. Snowden pointed out the applicant owns an abutting 4.6 acre tract of land with frontage to US Highway 42 and to Industrial Parkway. That tract has been zoned regional retail since approximately the late 1990s and has been utilized for commercial uses in the past. The applicant wishes to conform the entire proposed site to a single, appropriate zoning district.

Board of Trustee Questions/Comments

Both Ms. Davis and Ms. Sloat indicated they feel the change is appropriate for the area.

Board of Trustee Action

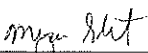
At 7:25 p.m. it was moved by Megan Sloat and seconded by Wezlynn Davis that the Board of Township Trustees of Jerome Township adopt the following motion:

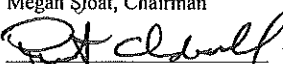
The Jerome Township Board of Trustees close the hearing in Case Number Z22-001. The Board will take all this information under advisement and plan to render a decision in Case Number Z22-001 within twenty days at the next regular meeting to be held on April 19, 2022 at 7:00 p.m. Because the hearing is now closed, the Board will not take additional information or public comment either at the next regular meeting or between now and that meeting. On April 19, 2022, the action with respect to this case will be the Board making its decision; there will be no additional applicant information or public comments taken on this case at that time.

The vote resulted as follows:

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

The motion carried.


Megan Sloat, Chairman


Robert Caldwell, Fiscal Officer

