

**RECORD OF PROCEEDINGS**

Jerome Township Board of Trustees

Minutes of

Meeting

Public Hearing

GOVERNMENT FORMS &amp; SUPPLIES 844-224-3333 FORM NO. 10148

Held

August 16, 2022

20

**Case #PD17-125 DP-03  
Glacier Pointe Section 3**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on August 16, 2022 at 7:00 p.m. for a public hearing. Board Chairman Megan Sloat called the meeting to order. Megan Sloat, Barry Adler and Wezlynn Davis answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Eric Snowden (Zoning Inspector/Coordinator), Joe Lubby and Jay McIntyre 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 Glacier Pointe Development Ltd., requests approval of a Development Plan within an existing Planned Development District (PD17-125) be granted for approximately 17.27+/- acres. This property is identified as parcel number 1700230030000 and is located at 8560 McKittrick Road north of Sandy Lane, 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 a Development Plan within an approved Planned Development District. The site was rezoned as a Planned Development District in accordance with Case #PD17-125. Mr. Snowden addressed the following from the Staff Report:

- Site location and context – the site is currently vacant/undeveloped land with neighboring uses including single-family dwellings and Glacier Ridge Metro Park.
- 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-four detached single-family dwellings and 2.18 acres of open space.
- Development standards – the general development standards for the site are listed in the approved regulation text.
- Site layout – applicant is proposing to extend Edmunds Drive and Coe Drive with a new public right-of way, Winthrop Lane.
- 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

Joe Lubby indicated he had nothing to add but would answer any questions of the Board.

Board of Trustee Questions/Comments

The Board had no questions.

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**, Glacier Pointe Development Ltd. has applied for the approval of a Development Plan, Case #PD17-125 DP-03 within an existing Planned Development District (PD17-125) consisting of approximately 17.27+/- acres identified as parcel number 1700230030000 located at 8560 McKittrick Road north of Sandy 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

**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 #PD17-125 and do hereby grant approval of Case #PD17-125 DP-03.

The vote resulted as follows:

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

The resolution carried. (Res. 22-078)

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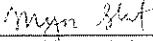
GOVERNMENT FORMS & SUPPLIES 644-224-3338 FORM NO. 10148

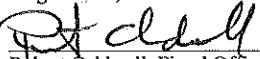
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At 7:11 p.m. it was moved by Megan Sloat and seconded by Barry Adler that the Jerome Township Board of Trustees adjourn. The motion carried.

  
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Megan Sloat, Chairman

  
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Robert Caldwell, Fiscal Officer