

RECORD OF PROCEEDINGS

Jerome Township Board of Trustees

Minutes of

Meeting

Public Hearing

GOVERNMENT FORMS & SUPPLIES 644-224-3336 FORM NO. 10148

Held

November 1, 2022

20

Case #PD17-126 DP-03**Jerome Park Subarea A-3 – Memorial Health**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on November 1, 2022 at 7:00 p.m. for a public hearing continued from October 18, 2022. 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), Peter Griggs (Brosius, Johnson & Griggs), and members of the public.

Prior to beginning, Ms. Sloat asked Mr. Adler if e intended on voting. Mr. Adler responded that he spoke with legal counsel and determined he can vote.

The Jerome Township Board of Trustees continued the public hearing by swearing in those who wished to speak. The application, submitted by Korda Engineering c/o Eric Walsh, requests approval of a Development Plan within an existing Planned Development District (PD17-126) be granted for Subarea A-3. This property is identified as parcel number 1500080080000 and is located south of US Highway 42 and north of the Kimberly Woods neighborhood 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 a Development Plan within an approved Planned Development District. The site was rezoned as a Planned Development District in accordance with Case #PD17-126. The site will be developed with a building for office uses, specifically the applicant proposes a 40,000 square foot medical office building. Mr. Snowden addressed the following from the Staff Report:

- Site location and context – currently used for agriculture with neighboring uses including single-family dwellings with neighboring subareas proposed for office uses and multi-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 a single medical office building with a proposed public road running from the northern boundary line of the site to the southern boundary line, parallel to US Highway 33.
- Development standards – the general development standards for the site are listed in the approved regulation text.
- Parking – the applicant provided a site plan showing 190 spaces for the proposed medical office use with ADA accessible spaces.
- 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. The applicant has failed to provide a sign plan as required by Section 500.09 and therefore staff is unable to determine compliance with the sign regulations.
- Additional considerations – the property is required to join the Joint Economic Development District (JEDD).
- Zoning Commission review – recommending approval with modifications.
- Staff review and recommendation – recommending approval with modifications.

Board of Trustee Questions/Comments

Mr. Adler stated his concern about the distance and screening buffering and the fact that it has not been reviewed for the Fire Division. Mr. Snowden replied that the plan meets the rear yard setback standard of forty feet and the construction/building plan phase conducted with the County Engineer will involve the Fire Division. Mr. Adler questioned if construction would close parts of US Highway 42. Ms. Sloat replied those items are the responsibility of the Ohio Department of Transportation and Union County.

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, Korda Engineering c/o Eric Walsh has applied for the approval of a Development Plan, Case #PD17-126 DP-03 within an existing Planned Development District (PD17-126) identified as parcel number 1500080080000 located south of US Highway 42 and north of the Kimberly Woods neighborhood between Industrial Parkway and US Highway 33, 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 with modifications of this Development Plan to the Board of Township Trustees; and

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GOVERNMENT FORMS & SUPPLIES 644-224-3338 FORM NO. 1014B

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20

WHEREAS, the Board of Trustees of Jerome Township as a condition of this approval require that all signage shall conform to the provisions of the approved regulation text contained in Case #PD17-126 or with the Zoning Resolution as applicable, and nothing in this approval shall be interpreted as to create a deviation from those regulations; 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 #PD17-126 and do hereby grant approval of Case #PD17-126 DP-03.

The vote resulted as follows:

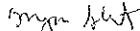
Megan Sloat, yes

Barry Adler, yes

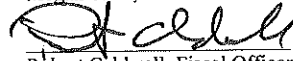
Wezlynn Davis, yes

The resolution carried. (Res. 22-103)

At 7:20 p.m. it was moved by Megan Sloat and seconded by Wezlynn Davis that the Jerome Township Board of Trustees adjourn. The motion carried.



Megan Sloat, Chairman



Robert Caldwell, Fiscal Officer