

RECORD OF PROCEEDINGS

Jerome Township Board of Trustees

Minutes of

Meeting

Public Hearing

GOVERNMENT FORMS & SUPPLIES 634-224-3330 FORM NO. 10148

Held

November 1, 2022

20

**Case #PD21-005 DP-01
Curry Farm**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on November 1, 2022 at 7:20 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), Peter Griggs (Brosius, Johnson & Griggs), Laura Comek 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 AMH Development, LLC c/o Michael Medvedkov, requests approval of a Development Plan within an existing Planned Development District (PD21-0050) be granted for approximately 50.67+/- acres. This property is identified as parcel number 150070540000 and is located along the southeasterly side of US Highway 42 between Currier Road and New California Drive, 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 #PD21-005. Mr. Snowden addressed the following from the Staff Report:

- Site location and context – currently vacant/undeveloped land with neighboring uses including agriculture, single-family dwellings and with lots that front to US Highway 42 within that development permitted commercial uses.
- 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 100 detached single-family dwellings. Of the 50.67+/- acres in the original undeveloped area, 20.27+/- acres are required to be open space.
- Development standards – the general development standards for the site are listed in the approved regulation text.
- Site layout and public improvements – the applicant is proposing new public roadways as indicated on the site plan.
- Landscaping screening and open space – the applicant has provided a detailed landscape plan.
- Architecture – the applicant has provided detailed architectural renderings indicating compliance with the materials requirements contained in the regulation text including a proposed clubhouse building.
- Zoning Commission review – recommending approval with modifications.
- Staff review and recommendation – recommending approval with modifications.

Board of Trustee Questions/Comments

Mr. Adler asked about changes made to lots #34 and #35. Mr. Snowden indicated that minor deviations can be made and approved. Mr. Adler also asked about the landscape buffer that was provided for per the consent decree. Mr. Griggs stated that if the consent decree requires it then it must be provided and if not, the Township could enforce compliance with the consent decree. Mr. Adler asked about the monetary donation stipulated in the consent decree. Mr. Griggs replied that the payment would be due at the time of application for a zoning certificate as stated in the terms of the consent decree.

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, AMH Development, LLC c/o Michael Medvedkov has applied for the approval of a Development Plan, Case #PD21-005 DP-01 within an existing Planned Development District (PD21-005) consisting of approximately 50.67+/- acres identified as parcel number 150070540000 located along the southeasterly side of US Highway 42 between Currier Road and New California Drive, 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

WHEREAS, the Board of Trustees of Jerome Township as a condition of this approval require the following modifications:

1. No lot line may be closer than fifty (50) feet to the proposed right-of-way line of US Highway 42. The nearest lot lines of lost #85-79, inclusive, is shown on the plan as forty (40) feet.
2. The rear setback back of lost #77-84 inclusive is thirty (30) feet.

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- 3. The side yard setback from the northern most lot line of lot #85 is thirty (30) feet.
- 4. Lot #9 is not a corner lot, and the side yard setback from both side lot lines is five (5) feet.
- 5. Lots #34, 36, 54, 64, 86, 95 and 100 are corner lots. Per the definitions provided for by Chapter 300, corner lots have two side yard setbacks and no rear yard setback; now

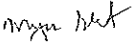
THEREFORE BE IT RESOLVED, by the Board of Trustees of Jerome Township, Union County, Ohio find that the Development Plan is in substantial compliance with the Zoning Plan attached to Case #PD21-005 and do hereby grant approval of Case #PD21-005 DP-01.

The vote resulted as follows:

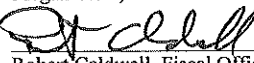
- Megan Sloat, yes
- Barry Adler, yes
- Wezlynn Davis, yes

The resolution carried. (Res. 22-104)

At 7:46 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