

RECORD OF PROCEEDINGS

Minutes of

Jerome Township Board of Trustees
Public Hearing

Meeting

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

Held

December 6, 2022

20

Case #ZT22-001

Application for a Zoning Text Amendment

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on December 6, 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), 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 the Jerome Township Board of Trustees, requests various zoning text amendments.

Township Staff Report

Mr. Snowden presented to the Board the Zoning Department Staff Report. He indicated that the application is requesting the review and approval of an amendment to the text of the zoning resolution initiated by the Board of Trustees. He noted the Zoning Commission held a public hearing and the application was reviewed by the LUC (Logan-Union-Champaign Regional Planning Commission). He stated that he incorporated recommendations and modifications of the LUC into the text. In general, Mr. Snowden stated Chapter 500 was updated with some general housekeeping items including consolidating signs into one chapter. In addition, the amendments addressed the development plan approval phase of planned development districts by delegating the process to the Zoning Commission rather than being performed by the Board of Trustees. He emphasized that this does not change the rezoning phase.

Board of Trustee Questions/Comments

Ms. Sloat stated he had reviewed the recommendations and changes and is comfortable with the changes and agreed the responsibility of approving the detailed development plan should be with the Zoning Commission.

Mr. Adler commended those involved stating the proposed changes are the result of a tremendous amount of work resulting in numerous text changes. However, he wished to express concerns that the changes did not properly address exterior lighting and noxious weeds. He also stated he objects to the elimination of the Trustees in the detailed development plan review approval process and questioned that there are no written guidelines as to when a change to a detailed development plan is substantial enough to require a new hearing. He recommended that any modifications need to be approved by the Board of Trustees. Ms. Sloat replied that the Board has already had this discussion stating that approval of the detailed development plan comes after the Board of Trustees approves a rezoning and if a significant modification were to be made in the detailed development plan to be approved, it would be required to be filed with and reviewed by the Zoning Commission. She stated the Trustees are no more able to make these decisions than the Zoning Commission and with the volume of work the Board has this is one piece that can be handed over to zoning so the Board can focus on things only the Trustees can address.

Ms. Davis indicated she had studied the changes and has had many discussions and feels comfortable to move forward.

Mr. Snowden took a moment to address Mr. Adler's concerns. He stated he is not in favor of minimum lighting standards that are complicated to enforce especially when they may be triggered by something as simple as adding parking spaces. He noted a better focus would be on lighting spillover. Mr. Snowden also stated that based on legal advice the Prosecutor's office had concerns with standards for noxious weeds as this would not fall under township zoning. Mr. Adler recommended revisiting the issue with the Prosecutor's office at a later date.

Board of Trustee Action

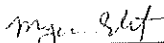
It was moved by Megan Sloat and seconded by Wezlynn Davis that the Board of Township Trustees of Jerome Township adopt the following motion:

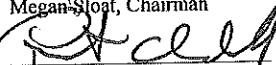
The vote resulted as follows:

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

The motion carried. (Res. 22-110)

At 7:24 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

