

RECORD OF PROCEEDINGS

Jerome Township Board of Trustees

Minutes of

Meeting

Public Hearing

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

Held

July 18, 2023

20

**Case #ZT23-001
Zoning Text Amendment**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on July 18, 2023 at 7:10 p.m. for a public hearing. Board Chairman Wezlynn Davis called the meeting to order. Megan Sloat, Barry Adler and Wezlynn Davis answered the roll call. Also in attendance were Robert Caldwell (Fiscal Officer), Brandon Standley (Township Administrator), Julie Donnan (Brosius, Johnson & Griggs) 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 a zoning text amendment.

Wezlynn Davis asked Julie Donnan to present an overview of the text amendment. She noted the text amendment was initiated by the Board of Township Trustees, the LUC (Logan-Union-Champaign) regional planning commission recommended denial, and the Jerome Township Zoning Commission recommended approval with modifications. The Board asked for additional information as to why the LUC recommended denial. Ms. Donnan stated the LUC may have not seen a zoning amendment like this before and emphasized the Township has the ability to zone based on general public health, safety, morals, and general welfare including providing for adequate public infrastructure for its residents. She added the Township has legal standing on this matter.

Megan Sloat stated the modification made by the Zoning Commission was to the Joint Economic Development District section stating "If applying to receive water service, and unless otherwise excluded by resolution approved by the Board of Township Trustees, any real property that is not exclusively used for residential uses shall not be included in any application for a zoning certificate, conditional use permit, variance, application for amendment of the Official Zoning Map, application for approval or modification of a detailed development plan, or any other action provided for by this Resolution unless such property is located in a joint economic development district created under Section 715.72 of the Ohio Revised Code (a "JEDD") and in which Jerome Township is a contracting party." Megan Sloat stated the language added text more in line with the CEDA (Cooperative Economic Development Agreement) which is more limiting. She added that she believes the amendment is fine without the modification. Wezlynn Davis agreed.

Barry Adler expressed concerns in broadening the language as it may cause the matter to be reviewed by the City of Marysville. Julie Donnan responded that removal of the language does not change the JEDD agreement and allows the Township to address public infrastructure improvements which there is legal authority for the Township to do.

Board of Trustee Action

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

WHEREAS, the Board of Township Trustees has applied for a zoning test amendment application ZT23-001; and

WHEREAS, the applicant has filed all the necessary paperwork and have had their hearing before the Jerome Township Zoning Commission; and

WHEREAS, the Jerome Township Zoning Commission has voted to recommend approval of this text amendment with modifications to the Board of Trustees; and

WHEREAS, the Board of Trustees of Jerome Township modify the text amend to provide for 1) Section 600.002(a) to change variances to variance and 2) Section 600.002(c) to omit the added language if applying to receive water service; now

THEREFORE BE IT RESOLVED, by the Board of Trustees of Jerome Township, Union County, Ohio find that: the application for a zoning text amendment (ZT23-001) submitted by Board of Township Trustees requesting a zoning text amendment be granted and is in the best interest of the applicant and the general welfare of the public and do hereby grant approval.

The vote resulted as follows:

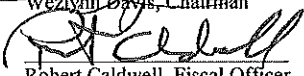
Megan Sloat, yes
Barry Adler, no
Wezlynn Davis, yes

The resolution carried. (Res. 23-075)

Wezlynn Davis noted the Board is working hard to create opportunities to address the growth in the Township.

At 7:26 p.m. it was moved by Wezlynn Davis and seconded by Barry Adler that the Jerome Township Board of Trustees adjourn. The motion carried.


Wezlynn Davis, Chairman


Robert Caldwell, Fiscal Officer

