

**RECORD OF PROCEEDINGS**

Jerome Township Board of Trustees

Minutes of

Public Hearing

Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 1014B

Held

December 12, 2023

20

**Case #PD23-004  
Application for a Zoning Amendment**

The Board of Township Trustees of Jerome Township, Union County, Ohio met in special session on December 12, 2023 at 7:00 p.m. for a public hearing and to set 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), Eric Snowden (Zoning Inspector/Coordinator), Peter Griggs (Brosius, Johnson & Griggs), various individuals representing the applicant and members of the public.

The Board agreed to set the public hearing first on the agenda. It was moved by Barry Adler that the Board of Township Trustees of Jerome Township adopt the following motion:

**The Jerome Township Board of Trustees set a public hearing for Case #ZT23-003 Amendment to the Text of the Township Zoning Resolution for January 2, 2024.**

Eric Snowden and Peter Griggs stated the hearing cannot take place more than thirty days from receipt from the Zoning Commission. Wezlynn Davis noted the process was started in March. Megan Sloat emphasized the matter has been in process for some time with three or four public hearings taking place and the Township held an open house regarding the overlay. She stated it has been a long process that has not been rushed, and she would like to be a part of the hearing. Wezlynn Davis expressed concerns with a new Trustee being able to address questions on the matter. Megan Sloat added she has been involved from the beginning and conducting the public hearing before the end of the year would be more productive.

The motion failed for a lack of a second.

Wezlynn Davis stated it would be more productive to have one of the authors involved. Barry Adler expressed concern with the ad hoc determination of noticing and confirmed the most recent modifications were posted to citizen access. It was moved by Wezlynn Davis and seconded by Megan Sloat that the Board of Township Trustees of Jerome Township adopt the following motion:

**The Jerome Township Board of Trustees set a public hearing for Case #ZT23-003 Amendment to the Text of the Township Zoning Resolution for December 27, 2023, at 7:00 p.m. at the Township Hall located at 9777 Industrial Parkway, Plain City, Ohio 43064.**

The vote resulted as follows:

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

**The motion carried.**

**Case #PD23-004  
Application for a Zoning Amendment**

At 7:17 p.m. Wezlynn Davis called the public hearing to order. Barry Adler recused himself from the public hearing.

The Jerome Township Board of Trustees opened the public hearing by swearing in those who wished to speak. The application, submitted by Pulte Homes of Ohio, LLC, requests a zoning amendment from Rural Residential District (RU) to Planned Development District (PD)(application PD23-004) be granted for approximately 356+/- acres. This property is identified as parcel numbers 1500200211010, 1500200211040, 1500200211000, 1500200310000, and 1500200211020 and is located along the east side of Currier Road between US Highway 42 and Mitchell-Dewitt Road, 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 an application to amend the official zoning map to rezone a 356+/- acre site from Rural Residential District to Planned Development District for the purpose of developing a residential development consisting of approximately 712 single-family dwellings. Mr. Snowden addressed the following from the Staff Report:

- Site location and context – the site is currently used primarily for agriculture with neighboring uses including agriculture and single-family dwellings
- Basis of review and approval – Section 230.001 and Section 500.08 of the Zoning Resolution
- Intent of zoning districts – Section 500.001 of the Zoning Resolution
- Land use plan – identifies this area for conservation development with the amount of open space not be less than forty percent of the gross acreage and the dwelling units per acre can range between one and two units per gross acre

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- Regional planning commission review by the Logan-Union-Champaign Regional Planning Commission – recommending approval with modifications of the application providing a staff report and written recommendations
- Transportation infrastructure – per the requirements of the application process for map amendment, the applicant has provided a traffic study/review for the site, which will be subject to review and approval by the Union County Engineer's Office
- Zoning Commission review – recommending approval with modifications
- Staff review and recommendation – recommending approval with modifications

Eric Snowden noted the modifications have been addressed in the regulation text.

Applicant Presentation

Jim Hill of Pulte Homes of Ohio set forth the following attributes of the proposed development:

- Consist of detached patio homes
- Built around amenities including large club house, indoor/outdoor pool, tennis courts, etc.
- Contains multi-use paths
- Average age is 62
- Average number of occupants is 1.8 per home
- Fewer school age residents averaging .15 per home
- Consists of 711 homes with a projected build out of seven to ten years
- Homes will range from 1,500 to 2,700 square feet

Greg Shilog addressed the following:

- Review of the overall site plan
- Open and green space of fifty-three percent or 190 acres
- Cluster residential development allowing for greater open space
- Preserves nature features of the area
- Provides for significant landscaping, adding to canopy coverage

Kevin Kurshner addressed the various environmental matters including review and discussions with the following regulatory agencies including US Army Corps of Engineers, Ohio EPA, ODNR, and FEMA. He also addressed the Big Darby Accord.

Tom Hart presented the following to the Board:

- Met with Johnathan Alder Local Schools and Tolles
- Zoning Commission approved four to one
- Traffic impact study conducted and reviewed by the Union County Engineer
- Meets comprehensive plan requirements

Board of Trustee Questions/Comments

Wezlynn Davis indicated she did not see a guaranteed commitment to empty nester residents. Tom Hart responded there are issues and questions regarding implementing legal age restrictions emphasizing the development has a lower impact than conventional single family housing.

Public Comment

Phyllis Call requested the applicant provide for barriers around her property consisting of a four foot tall hedge, six foot tall white fence, and three foot tall evergreens. Tom Hart reviewed the example of buffers they intend to use and indicated their willingness to work with property owners. The Board recommended creating a "good neighbor agreement" with the necessary parties.

Lynda Chapman supported the request of Phyllis Call.

Tara Kunzleman asked the Board to vote no on the application citing the following:

- Development is three times that of rural residential
- Township should discourage development
- Streams and woodlands should be preserved
- Natural features such as streams and tributaries should be protected
- Woodlands should be preserved as the plan calls for the removal of twenty acres of an existing seventy acres of woodlands

Marilyn Poloy expressed the following concerns:

- Grandparents are serving as care givers for grandchildren who would go to the schools
- Proximity of the development to existing train tracks
- Maintenance of the open areas

Michael Madry

- Buffering
- Water shed

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- Brock Road connector

Megan Sloat asked the applicant to address the concerns raised. Matt Callahan noted the following:

- Approximately 2,500 new trees will be planted
- They have discussed the preservation of the woodlands with the ODNR, indicating they will preserve as many as they can
- A home owners' association (HOA) will maintain the open space along with other areas

Megan Sloat added the buffering illustration should be a part of the text.

Kevin Kurshner stated Sugar Run is a named stream feeding into the Darby Watershed and as such a 100 foot buffer is provided

Megan Sloat stated she was not ready to vote on the application tonight as the Board and residents have asked for several items to be included in the text.

Wezlynn Davis noted areas the Board is not permitted to consider including traffic, environmental concerns, and schools. She then read a letter from the Johnathan Alder Local School District supporting the project.

Tom Hart addressed the Board stating the applicant has agreed to age restrict the community and will commit to buffer type B.

Wezlynn Davis also stated she needed time to digest the application.

Peter Griggs responded to the question of the "good neighbor agreements" that they would not need to be in place until the detailed development plan stage.

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 motion:

The Jerome Township Board of Trustees continue the hearing in Case Number PD23-004 until December 19, 2023 at 7:00 p.m. at the Township Hall located at 9777 Industrial Parkway, Plain City, Ohio.

The vote resulted as follows:

- Megan Sloat, yes
  - Barry Adler, absent
  - Wezlynn Davis, yes
- The motion carried.

At 9:27 p.m. it was moved by Wezlynn Davis and seconded by Megan Sloat that the Jerome Township Board of Trustees adjourn the special meeting. The motion carried.

Wezlynn Davis, Chairman

Robert Caldwell, Fiscal Officer