

**RECORD OF PROCEEDINGS**

Jerome Township Board of Trustees

Minutes of

Public Hearing

Meeting

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

Held

December 19, 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 19, 2023 at 7:00 p.m. for the continuation of a public hearing from December 12, 2023. 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), Eric Snowden (Zoning Inspector/Coordinator), Jennifer Huber (Brosius, Johnson & Griggs), various individuals representing the applicant and members of the public.

Barry Adler recused himself from the public hearing due to being an adjacent property owner.

Eric Snowden stated that at the last public hearing the Board had tasked the applicant with considering modifications to their application. In response, the applicant has made three revisions to the regulation text to include:

1. Restricting property owners to be of age fifty-five or older
2. Adding landscape buffering requirements to type B
3. Restricting open space from being further divided

Mr. Snowden noted the revisions have been reviewed by legal counsel and commitments for good neighbor agreements have been made by the applicant. He stated the LUC Regional Planning Commission recommended approval with modifications and the Zoning Commission recommended approval with modifications, which have been made. As a result staff recommends approval.

Megan Sloat noted the conversations, questions and input received at the initial public hearing and stated they addressed her concerns.

Tom Hart stated for the record the applicant has done the following:

- Drafted good neighbor agreements with a commitment memo
- Addressed buffering, tree planting, and mounding concerns
- Will communicate with neighbors during the construction contract

Public Comment

Tara Kunzleman stated to the Board that she is not opposed to residential development and appreciates the Del-Webb concept, but restated her concerns:

- The area calls for conservation development of one to two houses per acre and the applicant is asking for the maximum
- Sugar Run and other tributaries are a part of the Big Darby Watershed and should be protected
- The acreage in question is within the flood plane
- Wetlands have not been identified in the site plan

She requested there be conservation easements and density of not more than 1.6.

In response Tom Hart stated there is no requirement to preserve woodlands but the applicant is saving 55 acres of trees. Moreover, they are replacing 3,400 trees which will expand the canopy cover to exceed the existing cover. The applicant is adhering to a 300 foot setback from Sugar Run. The applicant will be restoring 32 acres of meadow planting that does not exist today. He noted this is clearly what the comprehensive plan calls for.

Wezlynn Davis stated that conservation is not the same as sacred sites and current land owners could remove all of the trees on the property.

During Board discussion the following items were noted:

- Sacred sites is not a defined legal term
- Wetlands would be identified as part of the development plan
- Setbacks for the streams meet EPA requirements
- Buffering will be reviewed at the time of the development review

Megan Sloat summarized that preserving 55 acres and planting 3,400 trees is substantial, environmental matters have been addressed, additional changes along with working with neighbors will be addressed in the detailed development plan.

Wezlynn Davis referred to the Jonathan Alder Local School's letter of support and it is a well put together development.

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:

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The Jerome Township Board of Trustees adopt Resolution 23-111 A Resolution to Render A Decision on a Proposed Amendment to the Zoning Resolution and Official Zoning Map of Jerome Township, Union County, Ohio for Case No. PD23-004.

The vote resulted as follows:

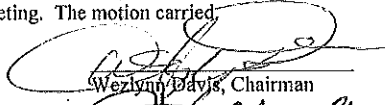
Megan Sloat, yes

Barry Adler, absent

Wezlynn Davis, yes

The motion carried. (Res. 23-111)

At 8:08 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