



Jerome Township Zoning Department

9777 Industrial Parkway
Plain City, Ohio 43064
614-873-4480

June 3, 2024

Bradley J. Bodenmiller, Director
LUC Regional Planning Commission
10820 St. Rt. 347
East Liberty, Ohio 43319

Re.: The Shops at Hawks Landing – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the preliminary plat known as The Shops at Hawks Landing – Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

- 1) The note labeled “Zoning” on page 1 should read as follows: The land contained within the boundaries of this plat is zoned Regional Retail District (RR) and shall be developed in accordance with the applicable regulations contained within the Jerome Township Zoning Resolution, as amended.
- 2) The note labeled “setbacks” on page 1 should be removed as these setbacks vary based on the classification of the road on which a particular lot fronts. These regulations are found in the Zoning Resolution, no need to repeat them here given the more complicated interpretation required.
- 3) A 60’ building setback shall be applied parallel to the right-of-way along the frontage of the site with State Route 161/Post Road. These was included during sketch plan review, so this may be a CAD error.
- 4) The building setback along the east frontage of Lot A should be connected to the building setback on the western side of Lot C via a radius curve that is exactly 50ft from the point at the corner of the right-of-way.

5)

As per usual practice, I plan to attend the meeting of the Commission's Zoning & Subdivision Committee and will be available to answer any additional questions at that time.

Sincerely,

Eric Snowden
Zoning Inspector/Planning Coordinator
Jerome Township, Union County, Ohio