



Zoning & Subdivision Committee
Thursday, March 14, 2024, 12:30 pm

- Minutes from the last meeting of February 8, 2024
- 1. Review of Hyland-Croy Commercial Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
- 2. Review of Mitchell Highlands Section 3 – Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 3. Review of Mitchell Highlands Section 5 – Final Plat (Union County) – Staff Report by Brad Bodenmiller
- 4. Review of Mad River Township Zoning Text Amendment (Champaign County) - Staff Report by Aaron Smith
- 5. Review of Salem Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
- 6. Recreational Marijuana Presentation – Brad Bodenmiller

Members:

Tyler Bumbalough – City of Urbana Engineer
Scott Coleman – Logan County Engineer
Weston R. Dodds – City of Bellefontaine Safety Service Director
Ashley Gaver – City of Marysville Planner
Steve Robinson – Union County Commissioner
Steve McCall – Champaign County Engineer
Tammy Noble – City of Dublin Planning
Tom Scheiderer – Jefferson & Zane Township Zoning Inspector
Jeff Stauch – Union County Engineer
Todd Freyhof – North Lewisburg Administrator
LUC Staff



Staff Report – Hyland-Croy Commercial

<p>Applicant:</p>	<p>Coughlin Automotive Realty of Pataskala, LLC PO Box 1474 Pataskala, OH 43062 al@coughlincars.com</p> <p>Advanced Civil Design, Inc. 781 Science Boulevard, Suite 100 Gahanna, OH 43230 twarner@advancedcivildesign.com</p>
<p>Request:</p>	<p>Approval of Hyland-Croy Commercial – Preliminary Plat.</p>
<p>Location:</p>	<p>Located northeast of the US Hwy 33 and Post Road interchange in Jerome Township, Union County. The property fronts Hyland-Croy Road and is bordered by Weldon Road to the north.</p>

<p>Staff Analysis:</p>	<p>This Preliminary Plat involves 21.008 acres of land and proposes 3 commercial lots. Commercial uses are described as an automotive dealership and accessory uses and future uses as permitted by zoning—e.g. retail, gas station, banking, restaurant, medical offices.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 0.675 acres in public right-of-way ○ Unspecified number of acres in private right-of-way. LUC staff notes private right-of-way is not proposed to be split as a separate parcel. ○ 20.333 acres in commercial lots ○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ Public water service ○ Public sanitary waste disposal <p>• Union County Engineer’s Office</p> <ul style="list-style-type: none"> ○ The Engineer’s Office submitted comments in a letter dated 03-12-24. The Engineer’s Office recommended denial because required variances have not been approved. Additional comments submitted should be addressed in the final Construction Drawings or resolved as indicated. Some of those comments are
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	<p>listed below and summarized for reference. (Please refer to letter for all comments.)</p> <ol style="list-style-type: none">1. Four variances have been requested and three have been approved. The last remaining variance, for extensions for roadways to neighboring properties is still pending (§573).2. All appropriate OEPA/ODNR/ACOE permitting will be required prior to start of construction.3. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final Construction Drawing review process.4. Detail all flood routing swales, including 100-year water surface elevations, ensuring at least 1' of freeboard between the 100-year water surface and the finished grade elevations of all building structures.5. Provide a stormwater management report for review.6. Provide detailed construction drawings to private utility providers. <p>• Union County Commissioners</p> <ul style="list-style-type: none">○ The Board's Office provided a status update on requested variances in an email dated 02-28-2024. Three of four variances requested were granted; the remaining variance was tabled.<ol style="list-style-type: none">1. Variance granted for minimum right-of-way width required, reduced from 60' to 50' (§406).2. Variance granted for a dead end street generally located along south side of Lot 2, terminating into Lot 1 (§408, 3.).3. Variance granted to allow through lots (§413, 4.).4. Variance tabled with respect to extending the private road running north-south between Lot 2 and Lot 3 to the south property line (§573). <p>• Union County Soil & Water Conservation District</p> <ul style="list-style-type: none">○ In an email dated 02-28-24, the District advised it had no comments. The Preliminary Drainage Plan has been approved. <p>• Union County Health Department</p> <ul style="list-style-type: none">○ No comments received as of 03-06-24. Standard comments from the Health Department are below:
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1. “All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”
2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”
3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).”

• **City of Marysville**

- The City submitted comments in an email dated 03-06-24. **Some** of those comments are listed below and summarized for reference. (Please refer to email for all comments.)
 1. Increase all utility easements flanking the right-of-way from 10’ to 20’.
 2. Provide 12’ structurally sound access drive along west property line to allow City access to proposed sanitary sewer manhole.

• **Jerome Township**

- Jerome Township submitted comments in a letter dated 03-12-24. **Some** of those comments are listed below and summarized for reference. (Please refer to letter for all comments.)
 1. A Detailed Development Plan was approved, and the proposed Preliminary Plat generally complies. As of the date of the letter, the zoning amendment had not yet taken effect.
 2. The Township requested adjustments to the setback lines depicted on the Plat.



• **ODOT District 6**

- No comments received as of 03-06-24.

• **American Electric Power (AEP)**

- No comments received as of 03-06-24.

• **LUC Regional Planning Commission**

1. Sheet 1: Names, addresses, and *telephone numbers* of owner should be included (§313, 3.).
2. Sheet 1: On the Final Plat, include dimensions (distances) of the west and east boundary lines of proposed Weldon Road right-of-way (§313, 12.).
3. Sheet 1: On the Final Plat, include dimensions of the private right-of-way (§313, 12.).
4. Sheet 3: Please ensure the “san./util. esmt” running along the west line of Lot 1 is a minimum of 20’ wide throughout. In the northwest corner of the lot, it appears too narrow, where there is a 90° angle (§313, 12.; §414).
5. Easements for water and sewer must be a minimum of 20’ and 10’ for other utilities (§313, 12.; §414).
6. Note: All plats shall contain a restriction that no permanent structures or plantings, etc. shall be permitted in the easement areas (§323, 7.).
7. The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval. At the time this report was drafted, confirmation of this approval has not occurred (§314, 4.).
8. Approval of any variance—i.e. §573—must take place prior to any action by the Regional Planning Commission (§705).
9. A letter from Jerome Township certifying that the Final Plat conforms with the Township’s zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).
10. All bonds, surety, letters of credit, etc. shall be approved by the County Commissioners before any approval of the Final Plat may be granted (§324, 2.; §326; §330).



Staff Report – Hyland-Croy Commercial

<p>Staff Recommendations:</p>	<p>Staff recommends <i>DENIAL</i> of Hyland-Croy Commercial – Preliminary Plat. This recommendation is made with the understanding the Zoning & Subdivision (Z&S) Committee may wish to make a different recommendation <i>if a request to table is received</i> <u>or</u> <i>if the following occurs</i>:</p> <ul style="list-style-type: none">○ The County Engineer shall have approved the layout and design of the lots, streets and other improvements prior to the Preliminary Plat approval (§314, 4.). LUC has not received confirmation of this approval.○ The subdivision shall extend the necessary improvements to the boundary of the proposed subdivision to serve adjoining unsubdivided land, as determined by the Regional Planning Commission (§573).○ Approval of any variance—i.e. §573—must take place prior to any action by the Regional Planning Commission (§705). LUC has not received confirmation of this approval.
<p>Z&S Committee Recommendations:</p>	<p><i>Option for action:</i></p> <ul style="list-style-type: none">○ <i>Approval</i>○ <i>Conditional Approval (state conditions)</i>○ <i>Denial (state reasons)</i>○ <i>Table (if requested)</i>



Application for Preliminary Plat Approval

Date: 2/22/2024

Name of Subdivision: Hyland-Croy Commercial
Location: Southwest Corner of Hyland-Croy Road and Welson Road
Township: Jerome, Union County Military Survey: 6420
Complete Parcel(s) Identification Number (PIN): 1700310390010

Have ALL Sketch Plan review letters been obtained? Yes (Engineer, SWCD, Board of Health)

Name of Applicant: Coughlin Automotive Realty of Pataskala, LLC
Address: P.O. Box 1474
City: Pataskala State: Ohio Zip: 43062
Phone: (614) 428-7750 Fax: Email: al@coughlincars.com

Name of Owner of property to be subdivided: John Wirchanski
Address: 7010 Industrial Parkway
City: Plain City State: Ohio Zip: 43064
Phone: Fax: Email: johnlmiami@aol.com

Name of Applicant's Surveyor or Engineer: Advanced Civil Design, Inc.
Address: 781 Science Boulevard, Suite 100
City: Gahanna State: Ohio Zip: 43230
Phone: (614) 428-7750 Fax: (614) 428-7755 Email: twarner@advancedcivildesign.com

Proposed Acreage to be Subdivided: 21.008

Current Zoning Classification: PD ("Hall's Corner")

Proposed Zoning Changes: PD (Case No. PD23-005)

Proposed Land Use: Automotive dealership and accessory uses; future commercial uses as permitted by PD text (e.g. retail, gas station, banking, restaurant, medical/dental)

Development Characteristics

Number of proposed lots: 3 Typical lot width (feet): 269' Min.
Number of proposed units: N/A Typical lot area (sq. ft.): N/A
Single Family Units: N/A Multi-Family Units: N/A

Acreage to be devoted to recreation, parks or open space: N/A



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

Recreation facilities to be provided: None

Do you propose deed restrictions? (If yes, attach a copy): Yes x No

1. Proposed method of Supplying Water Service: City of Marysville Water Main

2. Proposed method of Sanitary Waste Disposal: City of Marysville Sanitary Sewer
(If on-site disposal systems are proposed, please attach letter certifying the County Board of Health approval)

3. Requests for Variances from Subdivision Regs: Yes - see Variance Statement
(If yes, please explain variances and reason for variances)

List all proposed improvements and utilities and state your intention to install or provide a guarantee prior to final plat approval:

	Improvement	Installation	Guarantee
a.	<u>Public Water Main</u>	<u>X</u>	
b.	<u>Public Sanitary Sewer</u>	<u>X</u>	
c.	<u>Master Stormwater Management Basin</u>	<u>X</u>	
d.	<u>Private Streets & Drainage</u>	<u>X</u>	
e.	<u> </u>		

For Official Use

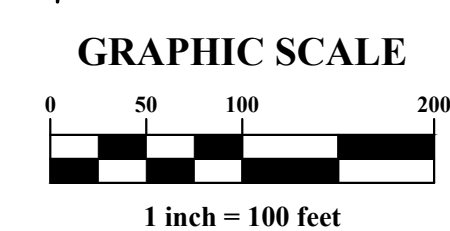
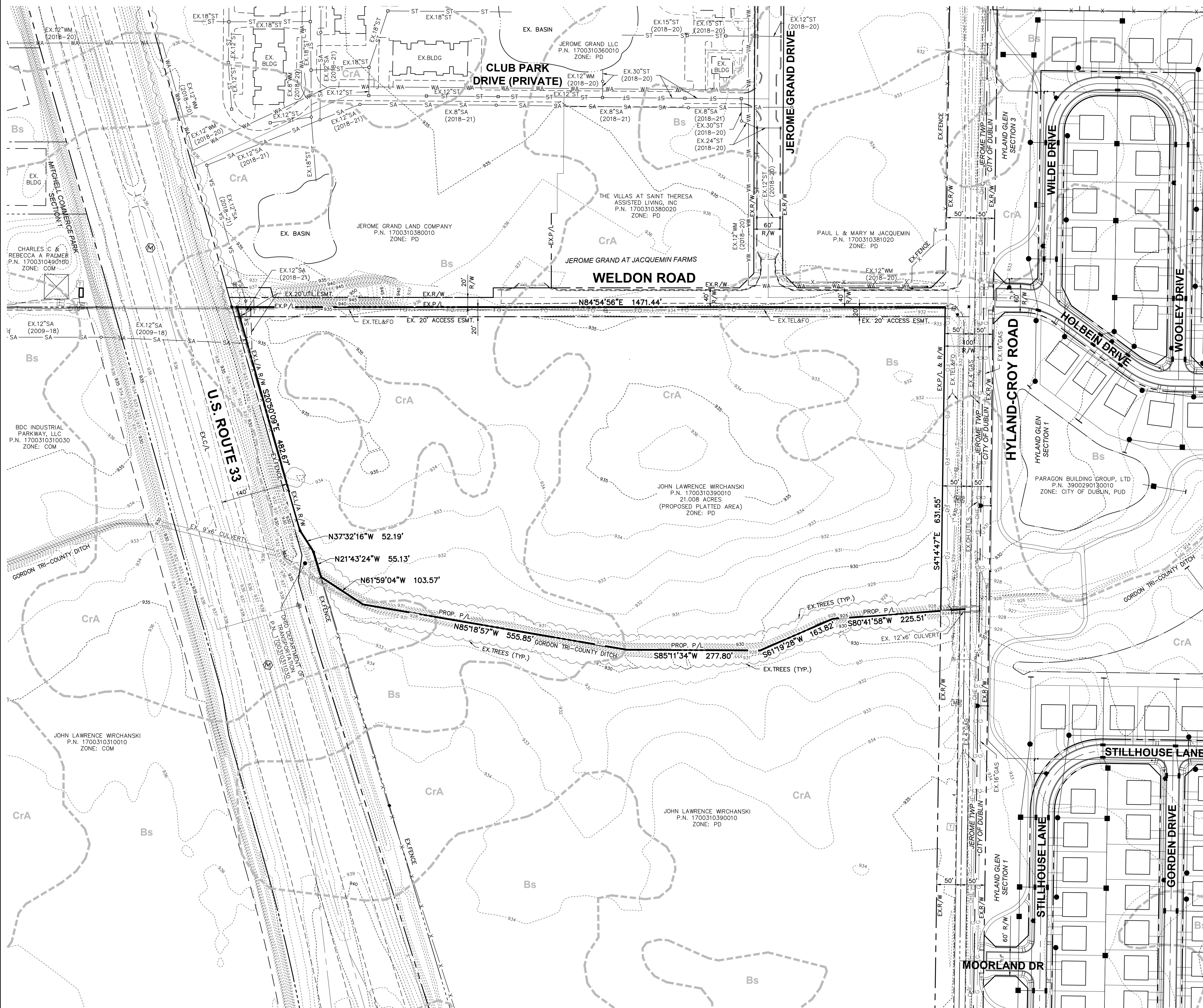
Date filed: Filing Fee:

Date of Meeting of Planning Commission:

Action by Planning Commission:

If rejected, reason(s) for:

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SOIL TYPES LEGEND	
MAP SYMBOL	SOIL NAME / HYDROLOGIC SOIL GROUP
Bs	Brookston silty clay loam, fine texture, 0 to 2 percent slopes, C/D
CrA	Crosby silt loam, Southern Ohio Till Plain, 0 to 2 percent slopes, C/D

FLOOD NOTE

By graphic plotting only this property is located in Zone "x" (Areas determined to be outside of the 500-year flood plain) by the Federal Emergency Management Agency on Flood Insurance Rate Map, Community Panel No. 39159C05000, with an effective date of December 16, 2008, in Union County, Ohio. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

LEGEND		
● Iron Pipe Found	⊕ Pole Signal	Ⓜ Electric Manhole
● Iron Pin Found	Ⓜ Traffic Box	Ⓜ Sign
Ⓜ PK Nail Found	Ⓜ Electric Transformer	Ⓜ Sign
Ⓜ Monument Box	Ⓜ Electric Transformer	Ⓜ Electric Transformer
Ⓜ Calculated Point	Ⓜ Guy Pole	Ⓜ Comm Manhole
Ⓜ PK Nail Set	Ⓜ Guy Wire	Ⓜ Tel Pedestal
Ⓜ Monument	Ⓜ Mailbox	Ⓜ Tel Pedestal
Ⓜ DRILL HOLE	Ⓜ Sanitary Manhole	Ⓜ Fire Hydrant
Ⓜ Concrete Post	Ⓜ Sanitary Cleanout	Ⓜ Water Valve
Ⓜ Post Sign / Lamp	Ⓜ Storm Manhole	Ⓜ Pole Elec
Ⓜ Pole Tel	Ⓜ Catch Basin	Ⓜ Pole Elec Tel
Ⓜ Pole Tel Light	Ⓜ Curb Inlet W / Grate	Ⓜ Pole Elec Tel Light
Ⓜ Pole Light	Ⓜ Gas Valve	Ⓜ Deciduous Tree
	Ⓜ Gas Meter	
Ⓜ 801 --- EX. 1' CONTOUR	Ⓜ X --- X --- FENCE	
Ⓜ 800 --- EX. 5' CONTOUR	Ⓜ T --- T --- UNDERGROUND TELECOM	
Ⓜ --- SOILS BOUNDARY	Ⓜ G --- G --- GAS MAIN	
Ⓜ OHE --- OVERHEAD UTILITY	Ⓜ WA --- WA --- WATER MAIN	
Ⓜ --- BOUNDARY LINE	Ⓜ SA --- SA --- SANITARY SEWER	
Ⓜ --- TREE LINE	Ⓜ ST --- ST --- STORM SEWER	
Ⓜ FO --- FIBER OPTIC	Ⓜ E --- E --- UNDERGROUND ELECTRIC	

PLAN PREPARED BY: 781 Science Boulevard, Gahanna, Ohio 43230, PH 614.428.7750, FAX 614.428.7755

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

COUGHLIN INVESTMENTS LTD
P.O. BOX 1474
PATASKALA, OHIO 43082

JEROME TOWNSHIP, UNION COUNTY, OHIO

PRELIMINARY PLAT FOR HYLAND-CROY COMMERCIAL EXISTING CONDITIONS

Issue Dates:

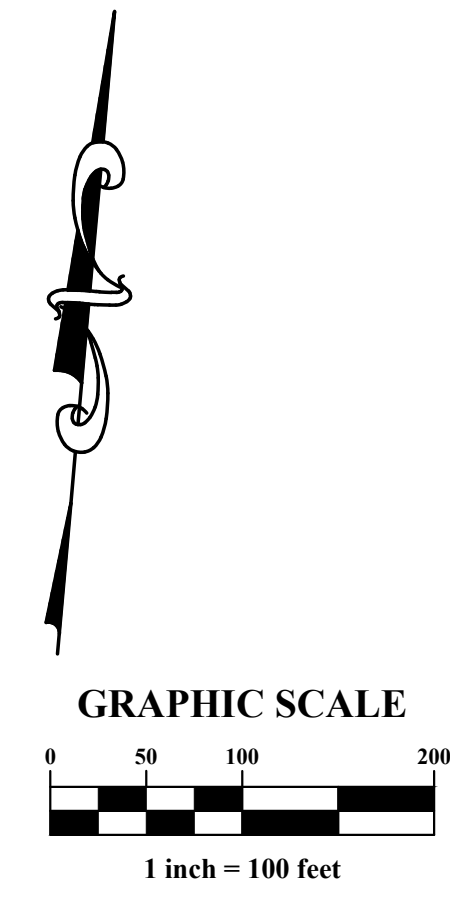
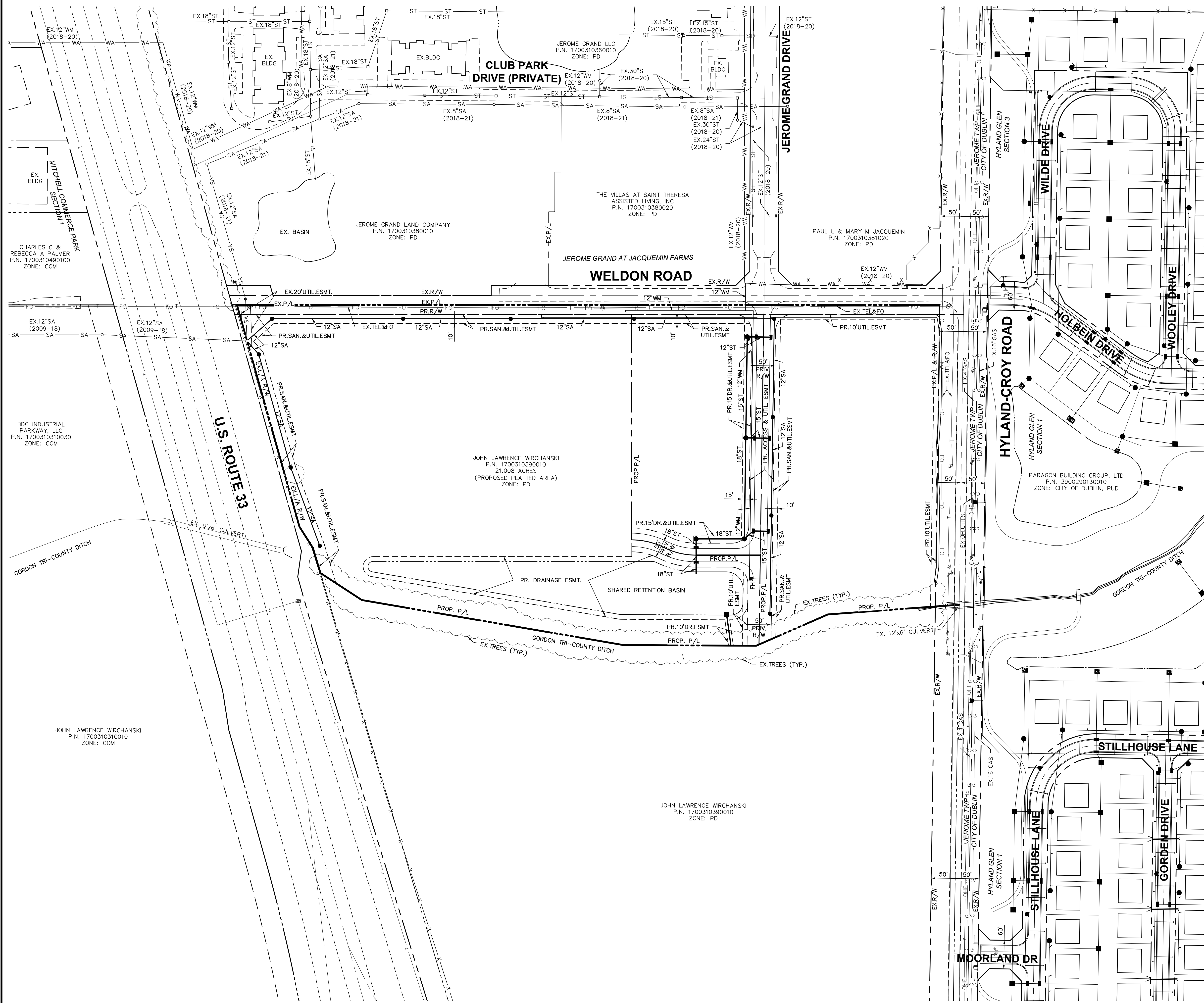
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Drawn By: JDB
Checked By: TMW

Project Number: 23-0001-1408

Drawing Number: 2 / 5

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PLAN PREPARED BY:

781 Science Boulevard
Columbus, Ohio 43230
PH 614.428.7750
FAX 614.428.7755
ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

PLAN PREPARED FOR:

COUGHLIN INVESTMENTS LTD
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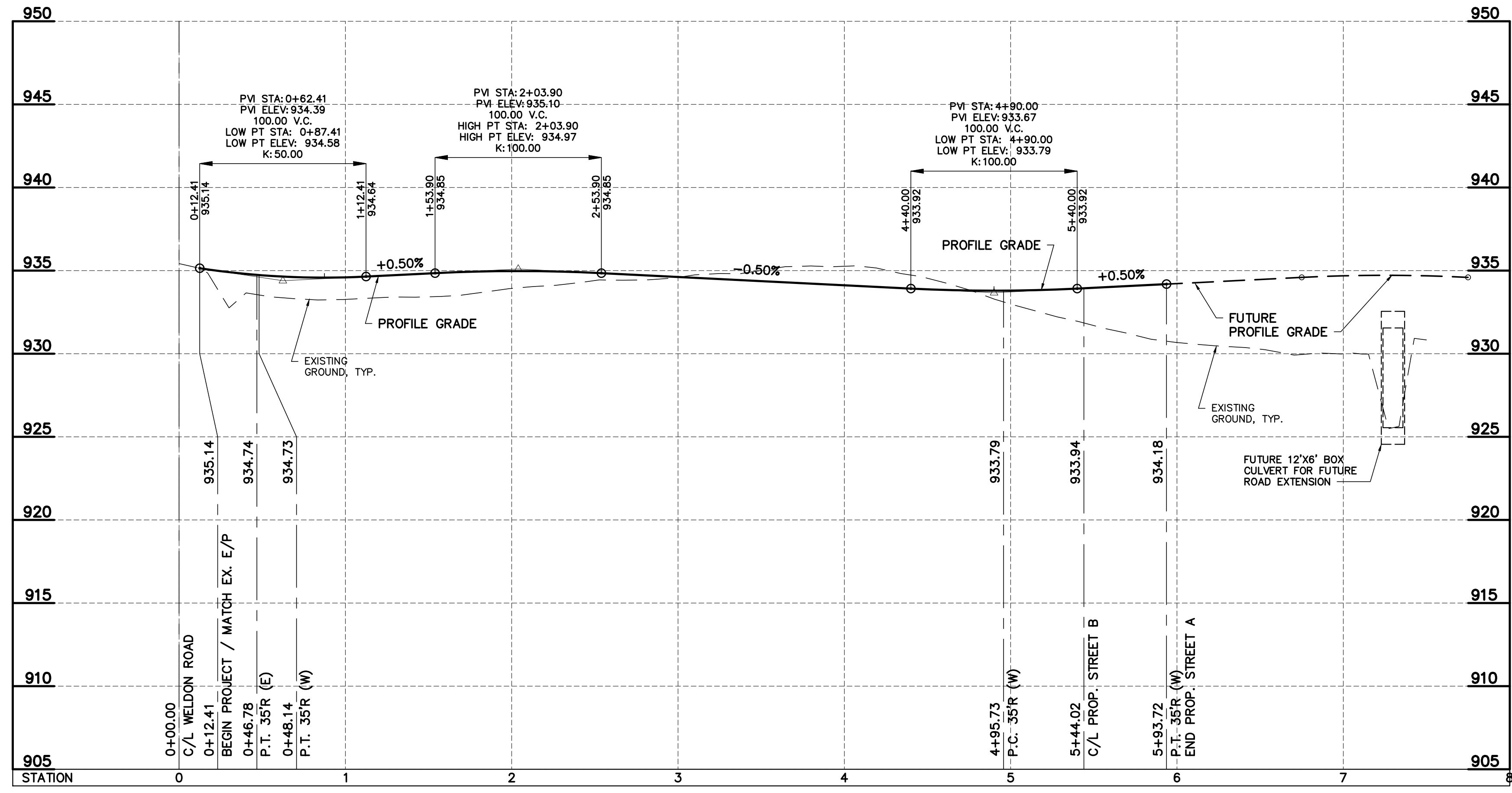
JEROME TOWNSHIP, UNION COUNTY, OHIO

PRELIMINARY PLAT
FOR
HYLAND-CROY COMMERCIAL
UTILITY PLAN

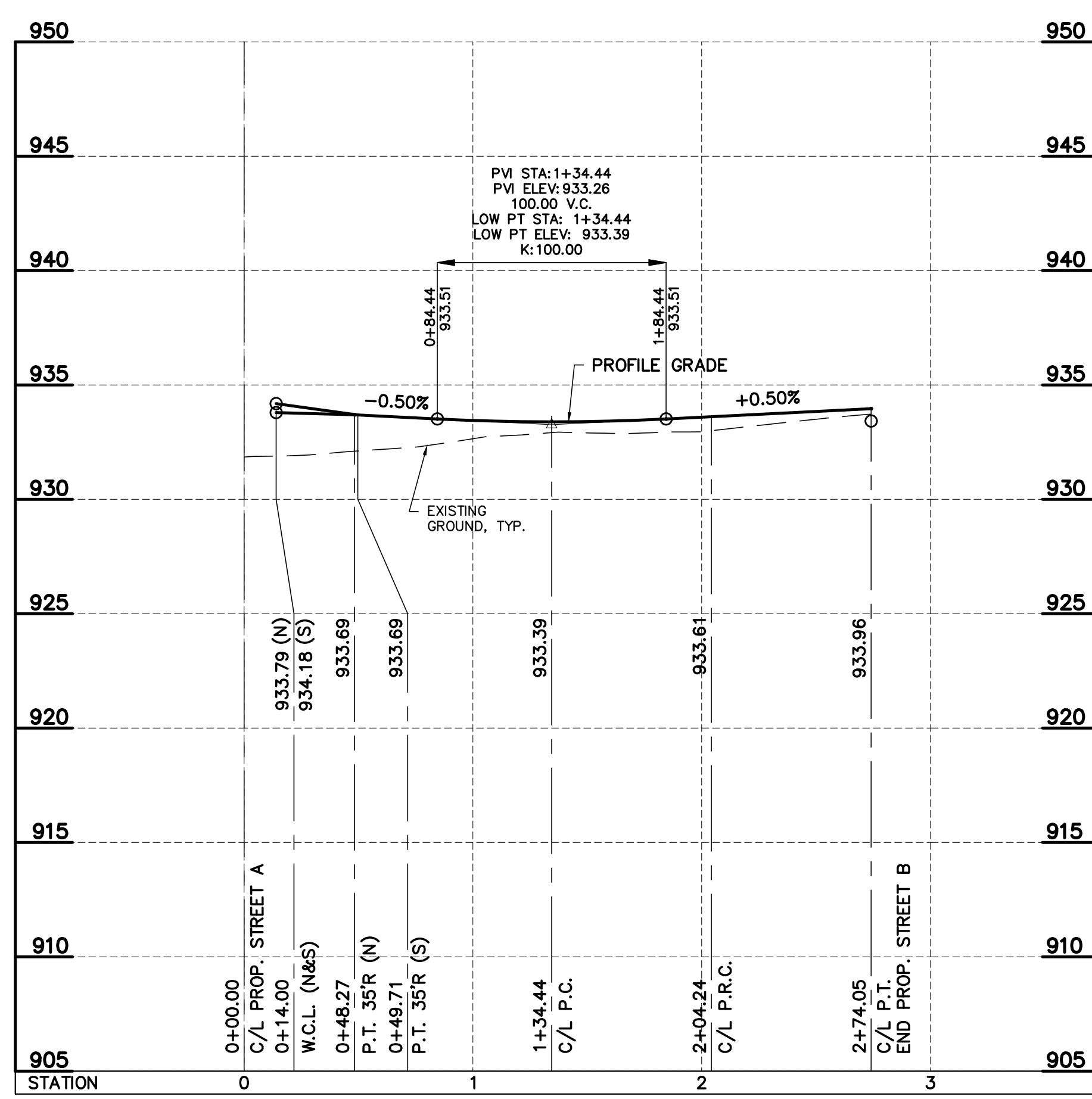
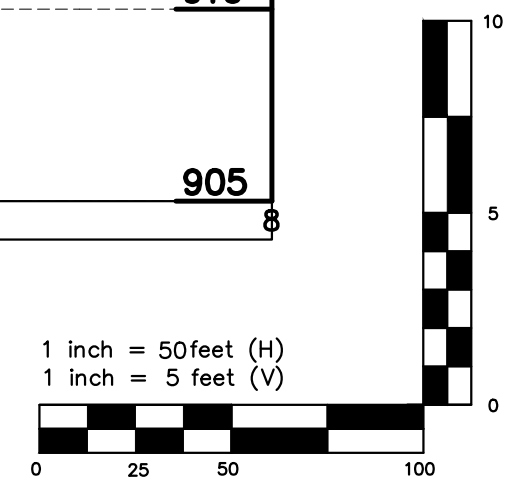
Issue Dates:

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Checked By:	TMW
Project Number:	23-0001-1408
Drawing Number:	3 / 5

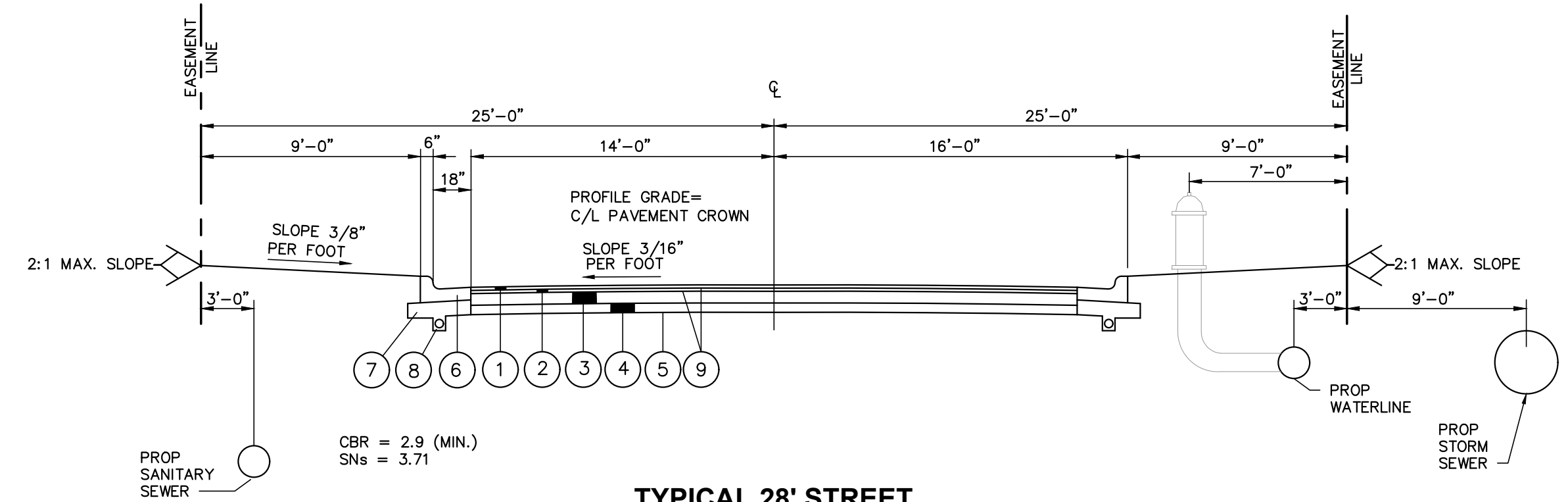
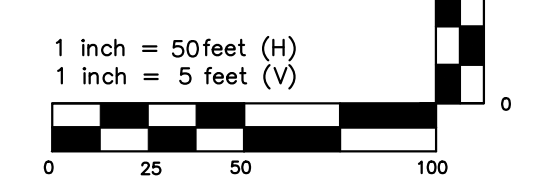
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PROP. STREET A (PRIVATE) - PROFILE



PROP. STREET B (PRIVATE) - PROFILE



TYPICAL 28' STREET WITH CONCRETE COMBINED CURB & GUTTER

RESIDENTIAL LOCAL - 25 MPH DESIGN SPEED - LEVEL TERRAIN
200 < ADT < 1500

- ① 1-1/2" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 448 TYPE 1 SURFACE COURSE
- ② 1-3/4" HOT-MIXED, HOT-LAID ASPHALT CONCRETE, ITEM 448 TYPE 1 INTERMEDIATE COURSE
- ③ 6" ASPHALT CONCRETE BASE, ITEM 301
- ④ 4" COMPACTED AGGREGATE BASE, ITEM 304
- ⑤ SUBGRADE PREPARATION PER O.D.O.T., ITEM 203
- ⑥ COMBINATION CONCRETE CURB AND GUTTER, PER STANDARD DETAIL
- ⑦ NO. 8 OR NO. 57 AGGREGATE
- ⑧ 4" UNDERDRAIN, ITEM 605
- ⑨ TACK COAT, ITEM 407

781 Science Boulevard
Columbus, Ohio 43230
PH 614.428.7750
FAX 614.428.7755

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ENGINEERS SURVEYORS

PLAN PREPARED FOR:
COUGHLIN INVESTMENTS LTD
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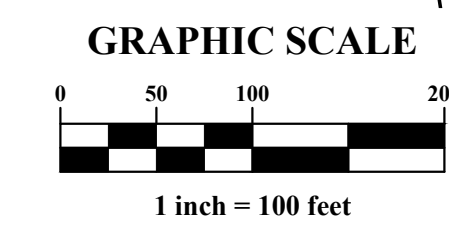
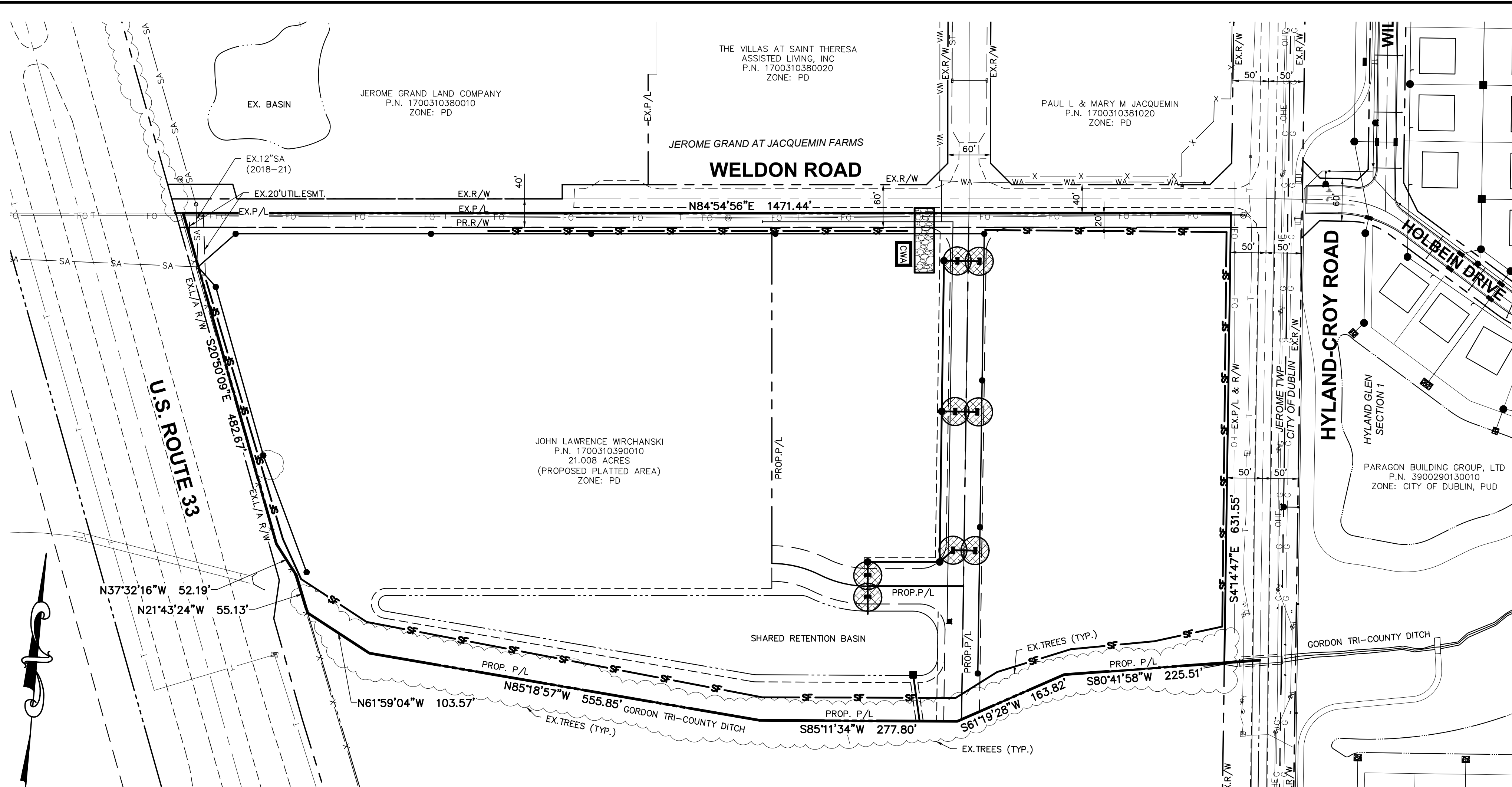
JEROME TOWNSHIP, UNION COUNTY, OHIO

PRELIMINARY PLAT
FOR
HYLAND-CROY COMMERCIAL

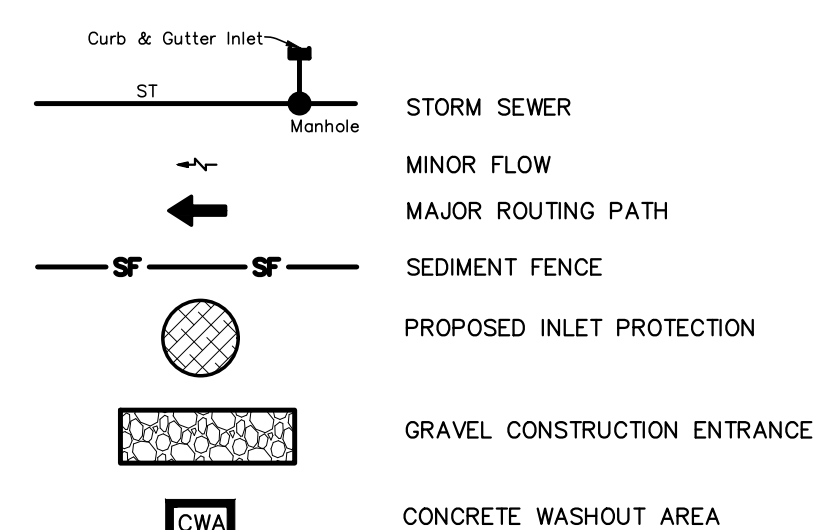
TYPICAL SECTION AND PROFILES

Issue Dates:	
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Project Number: 23-0001-1408	
Drawing Number: 4 / 5	

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LEGEND



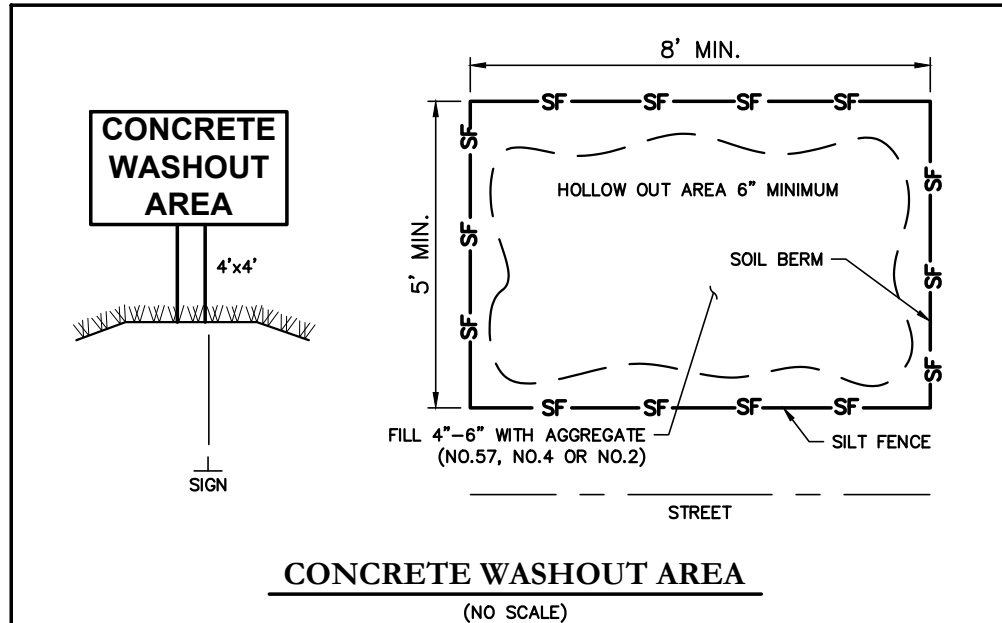
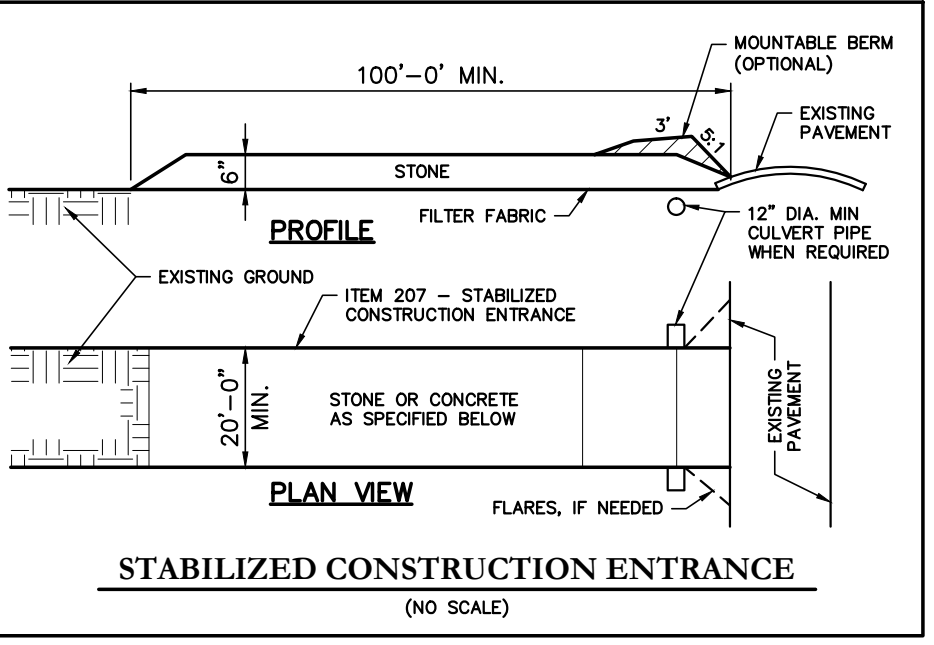
PERMANENT SEEDING			
SEED MIX	SEEDING RATE		NOTES
	LB./ACRE	LB./1000 SF.	
GENERAL USE			
CREeping RED FESCUE	20-40	1/2-1	
DOMESTIC RYEGRASS	10-20	1/4-1/2	
KENTUCKY BLUEGRASS	10-20	1/4-1/2	
TALL FESCUE	40	1	
DWARF FESCUE	40	1	
STEEP BANKS OR CUT SLOPES			
TALL FESCUE	40	1	
CROWN VETCH	10	1/4	DO NOT SEED LATER THAN AUGUST
TALL FESCUE	20	1/4	
FLAT PEA	20	1/2	DO NOT SEED LATER THAN AUGUST
TALL FESCUE	20	1/2	
ROAD DITCHES AND SWALES			
TALL FESCUE	40	1	
DWARF FESCUE	50	2 1/4	
KENTUCKY BLUEGRASS	90		
LAWNS			
KENTUCKY BLUEGRASS	60	1 1/2	
PERENNIAL RYEGRASS	60	1 1/2	
KENTUCKY BLUEGRASS	60	1 1/2	FOR SHADED AREAS
CREeping RED FESCUE	60	1 1/2	

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.

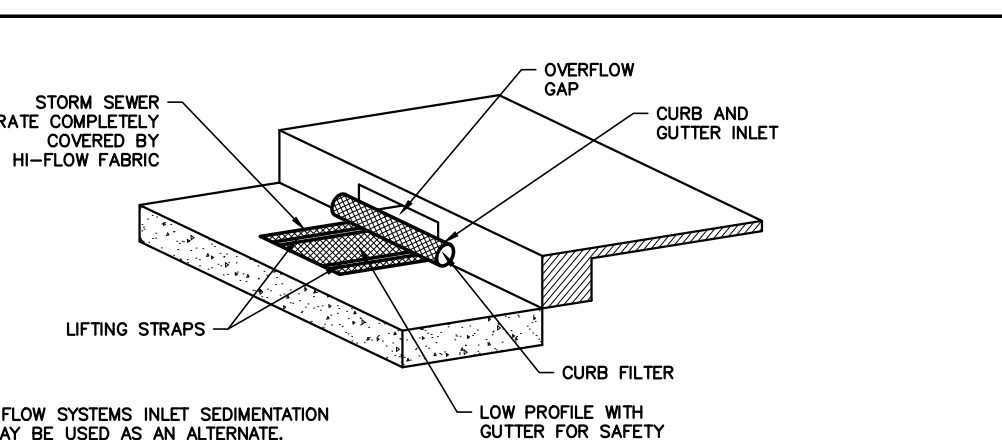
TEMPORARY SEEDING			
SEEDING DATES	SPECIES	LB./1000 SQ. FT.	PER ACRE
MARCH 1 TO AUGUST 15	OATS	3	4 BUSHEL
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	PERENNIAL RYEGRASS	1	40 LBS.
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
AUGUST 16 TO NOVEMBER 1	RYE	3	2 BUSHEL
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	WHEAT	3	2 BUSHEL
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.
	PERENNIAL RYEGRASS	1	40 LBS.
	TALL FESCUE	1	40 LBS.
	ANNUAL RYEGRASS	1	40 LBS.

NOTE: OTHER APPROVED SEED SPECIES MAY BE SUBSTITUTED.

- STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - A MINIMUM OF 100', BUT MAY BE LONGER AS DETERMINED BY THE CITY OF COLUMBUS.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWENTY (20) FEET MINIMUM BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. MAY BE WIDER AS DETERMINED BY THE CITY OF COLUMBUS.
- FLARES OR RADI SHALL BE INSTALLED AT THE ENTRANCE IF THE PUBLIC ROADWAY SPEEDS AND/OR TRAFFIC CONDITIONS WARRANT IT, OR IF DIRECTED BY C.O.C. PERSONNEL.
- FILTER FABRIC - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING THE STONE. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE FILTERED THROUGH THE ENTRANCE. IF PILING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES SHALL BE PERMITTED.
- CULVERT PIPE - 12" MINIMUM PIPE IS REQUIRED IF A STORM DITCH OR SWALE EXISTS AT THE PROPOSED ENTRANCE. THE CULVERT PIPE INVERTS SHALL MATCH THE EXISTING DITCH AT BOTH ENDS OF THE ENTRANCE.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PROTECT THE PUBLIC RIGHT-OF-WAY. TOP DRESSING WITH APPROVED TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT FILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.
- MAINTENANCE OF TRAFFIC SIGNAGE SHALL BE 4' x 4' x 48" CONSTRUCTION ENTRANCE AHEAD, 200' (ADEQUATE SIGHT DISTANCE SHALL BE CONSIDERED) BEFORE THE ENTRANCE ON BOTH SIDES OF THE ROAD OR AS APPROVED BY THE C.O.C. TEMPORARY TRAFFIC CONTROL COORDINATOR. YOU SHALL CALL THE TTC: 645-6269 OR 645-5845 BEFORE STARTING THE ENTRANCE WORK.



THE RESIDUE OR CONTENTS OF ALL CONCRETE MIXERS, DUMP TRUCKS, OTHER CONVEYANCE EQUIPMENT AND FINISHING TOOLS SHALL BE WASHED INTO CONCRETE CLEAN-OUT STRUCTURES. THE LENGTH AND WIDTH OF THESE STRUCTURES CAN BE MODIFIED AS DETERMINED BY THE CONTRACTOR TO FACILITATE THE PARTICULAR EQUIPMENT USED. THESE STRUCTURES SHALL BE CONSTRUCTED ON LEVEL GROUND AT LEAST 100' FROM THE NEAREST WATERCOURSE OR DRAINAGE SWALE. AT NO TIME SHALL THE STRUCTURE BE ALLOWED TO BE MORE THAN 50% FULL. THE CONTRACTOR SHALL MAINTAIN THESE AREAS UNTIL ALL CONCRETE PLACEMENT IS COMPLETE FOR THE PROJECT.

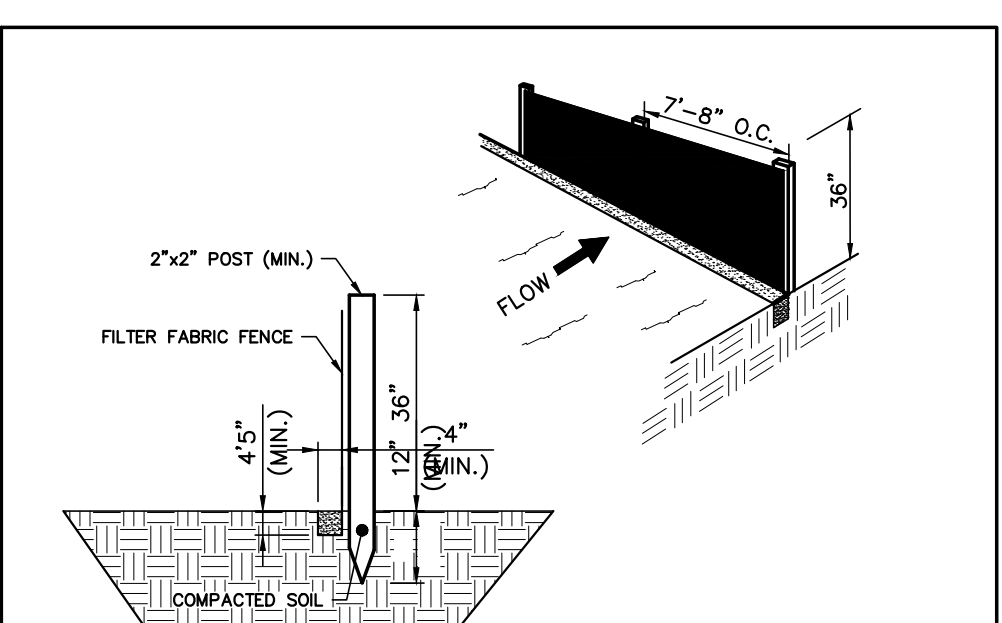


INSTALLATION:
STAND GRATE ON END. SLIDE THE DANDY CURB BAG ON W/ CURB FILTER ON TOP OF THE GRATE. PULL EXCESS DOWN. LAY UNIT ON ITS SIDE. CAREFULLY TUCK FLAP IN. PRESS VELCRO STRIPS TOGETHER. INSTALL THE UNIT MAKING SURE FRONT EDGE OF GRATE IS INSERTED IN FRAME FIRST THEN LOWER BAG INTO PLACE. PRESS VELCRO DOTS TOGETHER THAT ARE LOCATED UNDER LIFTING STRAPS. THIS SECURES STRAPS REMAIN FLUSH WITH GUTTER.

MAINTENANCE:
WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL REMOVE SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

FOR INLETS:

DANDY CURB BAG™ SEDIMENT FILTER DETAIL
(NO SCALE)



SILT FENCE: THIS SEDIMENT BARRIER UTILIZES STANDARD STRENGTH OR EXTRA STRENGTH SYNTHETIC FILTER FABRIC - IT IS DESIGNED FOR SITUATIONS IN WHICH ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36-INCHES (HIGHER FENCES MAY IMPROVE VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE).
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL OUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM OF 6 INCH OVERLAP, AND SECURELY SEALED.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AT THE BARRIER LOCATION AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12-INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET.
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4-INCHES WIDE AND 4 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1-INCH LONG. THE WIRES OR ROD RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2-INCHES AND SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- THE STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 8-INCHES OF THE FABRIC SHALL BE EXTENDED INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36-INCHES ABOVE THE ORIGINAL GROUND SURFACE.
- WHEN EXTRA STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF ITEM NO. 6 APPLYING.
- THE TRENCH SHALL BE BACKFILLED AND SOIL COMPACTED OVER THE FILTER FABRIC.
- SILT FENCE SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

MAINTENANCE:
SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE, AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.

SEDIMENT FENCE DETAIL
(NO SCALE)

SEDIMENT AND EROSION CONTROL NOTES

EXISTING SITE DESCRIPTION
THE SITE GRADING AREA ENCOMPASSES APPROXIMATELY 20.0 ACRES WHICH IS CURRENTLY OPEN FIELD.

EXISTING SITE DRAINAGE CONDITION
THE STORM WATER RUNOFF FROM THE SITE DRAINS SOUTH INTO GORDON TRI-COUNTY DITCH.

ADJACENT AREAS:
THE SITE IS BORDERED BY WELDON ROAD TO THE NORTH, US ROUTE 33 TO THE WEST, AGRICULTURAL LAND TO THE SOUTH, AND HYLAND CROY ROAD TO THE EAST.

SOILS:
A SUBSURFACE INVESTIGATION REPORT IS BEING PREPARED, AVERAGE TOPSOIL DEPTH SHALL BE APPROXIMATED FROM THE REFERENCED BORINGS.

CRITICAL AREAS:
AN EXISTING DITCH LONG THE SOUTH PROPERTY BOUNDARY SHALL BE PROTECTED THROUGH ALL PHASES OF THIS CONSTRUCTION.

EROSION & SEDIMENT CONTROL MEASURES
EROSION AND SEDIMENT RUNOFF SHALL BE MANAGED THROUGH COMBINATION OF USING THE PROPOSED RETENTION BASIN AS A SEDIMENT BASIN, SILT FENCING AND INLET PROTECTION.

CONSTRUCTION SEQUENCE

- PRE-CONSTRUCTION MEETING.
- INSPECT AND MAINTAIN TEMPORARY STABILIZED CONSTRUCTION ENTRANCE WHICH WAS INSTALLED PER THE SUBDIVISION SANITARY PLAN.
- INSPECT AND MAINTAIN PERIMETER SEDIMENT FENCE WHICH WAS INSTALLED PER THE SUBDIVISION SANITARY PLAN.
- EXCAVATE BASIN PER GRADING PLAN WITH MODIFICATIONS SPECIFIED ON THE EROSION CONTROL SHEET FOR TEMPORARY SEDIMENT BASIN, PROVIDING REQUIRED STORAGE VOLUME.
- UTILIZE TEMPORARY SEDIMENT TRAPS OR DEWATERING BAGS LOCATED WITHIN AREAS OF UNDISTURBED VEGETATION TO PUMP MUDDY WATER INTO DURING DEWATERING ACTIVITIES ASSOCIATED WITH THE EXCAVATION OF THE BASIN.
- INSTALL PERMANENT OUTLET STRUCTURES FOR BASIN. ALSO INSTALL TEMPORARY RISER PIPE WITH TEMPORARY SKIMMER.
- CLEAR AND GRUB THE SITE AND STRIP THE TOPSOIL. ESTABLISH SOIL STOCKPILES.
- GRADE THE SITE UTILIZING TEMPORARY DIVERSION SWALES TO ROUTE RUNOFF INTO THE SEDIMENT BASIN PRIOR TO THE INSTALLATION OF THE STORM SEWER SYSTEM.
- PERMANENTLY SEED THE RESERVE AREAS, EXCEPT BASIN. INSTALL TEMPORARY SEEDING ON BASIN UNTIL SUCH TIME AS SEDIMENT BASIN IS DECOMMISSIONED.
- INSTALL UTILITIES AND STORM SEWER INLET PROTECTION.
- INSTALL ROADS.
- TEMPORARILY SEED AREAS THAT ARE TO REMAIN IDLE FOR MORE THAN 14 DAYS.
- UPON STABILIZATION OF SITE, TEMPORARY SEDIMENT BASIN, TEMPORARY RISER PIPE, AND TEMPORARY OUTLET PIPE ARE TO BE REMOVED. DISTURBED BASIN AREA SHALL BE GRADED AS PER GRADING PLAN, THEN PERMANENT SEEDING IS TO BE APPLIED.

ONSITE CONTACT
THE ONSITE CONTACT RESPONSIBLE FOR SEDIMENTATION AND EROSION CONTROL ON THIS SITE FOR BMP INSTALLATION, MAINTENANCE, SITE STABILIZATION AND BMP REMOVAL IS:

NAME	PHONE NUMBER	FAX NUMBER	EMAIL
AL COUGHLIN, JR.	(614) 428-7750	N/A	ALBCOUGHLIN@CARLS.COM

NPDES PERMIT NO.	OHCO00006	PENDING
OPEA GENERAL PERMIT NO.		

NOTE:
THE USE OF STRAW WATTLES HAS PROVEN TO BE VERSATILE AND EFFECTIVE EROSION AND SEDIMENT CONTROL BMP, ESPECIALLY IN RESIDENTIAL SETTINGS. STRAW WATTLES MAY BE SUBSTITUTED FOR SILT FENCE IN LINEAR INSTALLATIONS.

THIS PLAN MUST BE POSTED ON-SITE. A COPY OF THE SWPPP AND THE APPROVED EPA STORM WATER PERMIT (WITH THE SITE-SPECIFIC NOI NUMBER) SHALL BE KEPT ON-SITE AT ALL TIMES.

STREET CLEANING (ON AN AS-NEEDED BASIS) IS REQUIRED THROUGHOUT THE DURATION OF THIS CONSTRUCTION PROJECT. THIS INCLUDES SWEEPING, POWER CLEANING AND (IF NECESSARY) MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS.

MAINTENANCE
IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE SEDIMENTATION AND EROSION CONTROL FEATURES ON THIS PROJECT. ANY SEDIMENT OR DEBRIS WHICH HAS REDUCED THE EFFICIENCY OF A CONTROL SHALL BE REMOVED IMMEDIATELY. SHOULD A STRUCTURE OR FEATURE BECOME DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE IT IMMEDIATELY AT NO ADDITIONAL COST TO THE OWNER.

INSPECTIONS
THE CONTRACTOR SHALL PROVIDE QUALIFIED PERSONNEL TO CONDUCT SITE INSPECTIONS ENSURING PROPER FUNCTIONALITY OF THE EROSION AND SEDIMENTATION CONTROLS. ALL EROSION AND SEDIMENTATION CONTROLS ARE TO BE INSPECTED ONCE EVERY SEVEN CALENDAR DAYS OR WITHIN 24 HOURS OF A 0.5" STORM EVENT OR GREATER. RECORDS OF THE SITE INSPECTIONS SHALL BE KEPT BY THE CONTRACTOR AND MADE AVAILABLE TO JURISDICTIONAL AGENCIES IF REQUESTED.

CONTRACTOR RESPONSIBILITIES
DETAILS HAVE BEEN PROVIDED ON THE PLANS IN AN EFFORT TO HELP THE CONTRACTOR PROVIDE EROSION AND SEDIMENTATION CONTROL. THE DETAILS SHOWN ON THE PLAN SHALL BE CONSIDERED A MINIMUM. ADDITIONAL OR ALTERNATE DETAILS MAY BE FOUND IN THE O.D.N.R. MANUAL "RAINWATER AND LAND DEVELOPMENT." THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADEQUATE MEASURES FOR PROPER CONTROL OF EROSION AND SEDIMENT RUNOFF FROM THE SITE ALONG WITH PROPER MAINTENANCE AND INSPECTION IN COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL PROVIDE A SCHEDULE OF OPERATIONS TO THE OWNER. THE SCHEDULE SHOULD INCLUDE A SEQUENCE OF THE PLACEMENT OF SEDIMENTATION AND EROSION CONTROL MEASURES THAT PROVIDES FOR CONTINUAL PROTECTION OF THE SITE THROUGHOUT THE EARTH MOVING ACTIVITIES.

PRIOR TO CONSTRUCTION OPERATIONS IN A PARTICULAR AREA, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE. FIELD ADJUSTMENTS WITH RESPECT TO LOCATIONS AND DIMENSIONS MAY BE MADE BY THE CITY ENGINEER AND THE OHIO EPA.

THE CONTRACTOR SHALL PLACE INLET PROTECTION FOR THE SEDIMENTATION CONTROL IMMEDIATELY AFTER CONSTRUCTION OF THE CATCH BASINS AND INLETS.

IT MAY BECOME NECESSARY TO REMOVE PORTIONS OF SEDIMENTATION CONTROLS DURING CONSTRUCTION TO FACILITATE THE GRADING OPERATIONS IN CERTAIN AREAS. HOWEVER, THE CONTROLS SHALL BE REPLACED UPON GRADING OR DURING ANY INCLEMENT WEATHER.

THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE THE CURRENT STORM WATER POLLUTION PREVENTION PLAN IMMEDIATELY AVAILABLE OR POSTED ON SITE.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT OFF-SITE TRACKING OF SEDIMENTS BY VEHICLES AND EQUIPMENT IS MINIMIZED. ALL SUCH OFF-SITE SEDIMENT SHALL BE CLEANED UP IMMEDIATELY AND BE TO THE SATISFACTION OF THE CITY ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO SOLID OR LIQUID WASTE IS DISCHARGED INTO STORM WATER RUNOFF. UNTREATED SEDIMENT-LADEN RUNOFF SHALL NOT FLOW OFF OF SITE WITHOUT BEING DIRECTED THROUGH A CONTROL PRACTICE. CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE INTO OR ALONG-SIDE RIVERS, STREAMS, OR CREEKS OR INTO NATURAL OR MAN-MADE CHANNELS OR SWALES LEADING THERETO. CONCRETE WASH WATER AND SURPLUS CONCRETE SHALL BE CONFINED TO APPROVED AREAS; AFTER SOLIDIFYING, THESE WASTE MATERIALS SHALL BE REMOVED FROM THE SITE.

TEMPORARY AND PERMANENT SEEDING
THE LIMITS OF SEEDING AND MULCHING ARE AS SHOWN WITHIN THE GRADING AREA. SEEDING HAS BEEN ASSUMED TO BE 5'-0" OUTSIDE THE WORK LIMITS OR THE R/W, WHICHEVER IS GREATER. ALL AREAS NOT DESIGNATED TO BE SEEDDED SHALL REMAIN UNDER NATURAL GROUND COVER. THOSE AREAS DISTURBED OUTSIDE THE SEEDING LIMITS SHALL BE SEEDDED AND MULCHED AT THE CONTRACTOR'S EXPENSE.

TEMPORARY SEEDING: ANY AREA WHICH WILL BE LEFT DORMANT (UNDISTURBED) FOR MORE THAN 14 DAYS SHALL BE SEEDDED WITHIN 7 DAYS OF TERMINATED WORK. DISTURBED AREAS WITHIN 50 FEET OF A STREAM, FIRST ORDER OR LARGER, SHALL BE STABILIZED WITHIN 2 DAYS OF INACTIVITY. INCLUDING DISTURBED AREAS THAT WILL BE IDLE OVER THE WINTER. TEMPORARY SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY.

FERTILIZER 12-12-12	12 LBS./1000 SQ. FT.
STRAW MULCH	2 TONS/ACRE
WATER	300G/1000 SQ. FT.

PERMANENT SEEDING: ANY AREA THAT IS AT FINAL GRADE SHALL BE SEEDDED WITHIN 7 DAYS OF TERMINATED WORK, WITHIN 2 DAYS OF REACHING FINAL GRADE FOR AREAS WITHIN 50 FEET OF A STREAM AND AREAS THAT WILL BE DORMANT FOR ONE YEAR OR MORE. PERMANENT SEEDING CONSISTS OF SEEDBED PREPARATION AND APPLICATION OF SEED, FERTILIZER, AND WATER. SOIL TEST IS RECOMMENDED TO DETERMINE PROPER APPLICATION RATE OF FERTILIZER AND IF LIME IS NECESSARY. IDEAL CONDITIONS FOR PERMANENT SEEDING ARE MARCH 1-MAY 31 AND AUGUST 1-SEPTEMBER 30.

PLAN PREPARED BY: PLAN PREPARED FOR: JEROME TOWNSHIP, UNION COUNTY, OHIO

781 Science Boulevard
Columbus, Ohio 43230
PH 614.428.7750
FAX 614.428.7755

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

COUGHLIN INVESTMENTS LTD
P.O. BOX 1474
PATASKALA, OHIO 43062

PRELIMINARY PLAN
FOR
HYLAND-CROY COMMERCIAL
EROSION & SEDIMENT CONTROL PLAN & DETAILS

Issue Dates:

Date: 2/22/2024
Scale: 1" = 100'

Drawn By: TBM
Checked By: TBM

Project Number: 23-0001-1408

Drawing Number: 5 / 5

February 22, 2024

Mr. Brad Bodenmiller
LUC Regional Planning Commission
10820 State Route 347
East Liberty, Ohio 43319

**Re: Hyland-Croy Commercial
Preliminary Plat**

Mr. Bodenmiller,

Advanced Civil Design, Inc. as agent for Coughlin Automotive Realty of Pataskala, LLC, acknowledges the existence of Brookston soils within the development area of the Hyland-Croy Commercial subdivision. This soil type is commonly found within areas with poor drainage. In this case, the soils are on flat agricultural land. This development will install storm sewer drainage to provide adequate drainage in the area developed.

Section 416 of the Union County Subdivision Regulations designates areas with said soil types as requiring improvements to render the area acceptable for the intended use. The subdivider is aware and acknowledges this requirement. Providing adequate drainage and, if needed, soil stabilization to the area will remedy any poorly drained soils, thus rendering the area acceptable for use. A storm sewer system is being designed to convey all surface runoff to stormwater management basins. Any subsurface tiles encountered during construction of the development shall be connected to the storm sewer to provide adequate drainage.

Please feel free to contact me with any questions or if any additional information is needed.

Sincerely,



Thomas M. Warner, P.E.
twarner@advancedcivildesign.com

STORMWATER MANAGEMENT SUMMARY

Date: February 22, 2024
Project: Hyland-Croy Commercial
Re: Stormwater Management Summary
From: Jay Bohman

Site Summary:

Hyland-Croy Commercial is a proposed commercial development in Jerome Township, Union County, Ohio. Located at the southwest corner of Weldon Road and Hyland-Croy Road, this development encompasses 21.0 acres. An automobile dealership is planned to be constructed on Lot 1, with future commercial uses to be constructed on Lots 2 and 3 as users are identified. The Gordon Tri-County Ditch, which borders the site to the south, serves as its natural drainage outlet and is ultimately tributary to the Scioto River.

Stormwater management will follow the guidance of the Union County Technical Design Standards and the Ohio EPA’s General Construction Permit.

Pre-Developed Conditions:

Union County soil maps identify the onsite soils as Crosby silt loam and Brookston silty clay loam. All soils are classified within hydrologic soil group D. Cultivated row crops make up approximately 19.6 acres of the existing property; these areas were modeled with a curve number of 84. Wooded riparian corridor and brush areas cover the remaining acreage; a curve number of 77 was applied to these areas. Approximately 0.13 acres of offsite area are tributary to the project site from the north. This apparent topsoil stockpile area was modeled as a poor brush area with a curve number of 83. This area will be directed to the on-site detention area where it will be treated for water quality, and it will be included in release rate calculations as a pass-through flow. Preliminary peak rates of runoff calculated for the existing conditions are summarized in Table 1 below.

Tributary Area Name	Q1 (cfs)	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)
Site	10.14	11.81	18.39	22.96	27.62	31.87	34.21
Offsite	0.24	0.28	0.43	0.53	0.64	0.73	0.78

Table 1 – Existing Runoff Rates

Critical Storm:

Per the Union County Technical Design Standards, the allowable release rate from the site is determined by following the guidance of the critical storm method. For all storm events up to and including the critical storm, runoff must be discharged from the site at a rate not to exceed the 1-year pre-developed runoff rate. Storm events with less frequent recurrence intervals than the critical storm shall be controlled to limit the peak rate of runoff to the predevelopment peak rate from the same frequency storm.

Preliminary analysis of the pre-developed and post-developed conditions show that 1-year runoff volumes will increase by approximately 82%, resulting in a 10-year critical storm. A summary of allowable release rates based on this analysis is given in Table 2.

Tributary Area Name	Q1 (cfs)	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)
Site	10.14	10.14	10.14	10.14	27.62	31.87	34.21
Offsite	0.24	0.28	0.43	0.53	0.64	0.73	0.78
Composite	10.38	10.42	10.57	10.67	28.26	32.60	34.99

Table 2 – Allowable Release Rates

Proposed Conditions:

In the developed condition, storm sewers and overland flood routing will convey runoff to a proposed master retention basin at the south of the site. The basin will utilize a control structure to provide both water quality and quantity control for its contributing watershed and then release to the Gordon Tri-County Ditch through an outlet pipe. Preliminary modeling of the basin and control structure yields release rates which meet allowable conditions, as summarized in Table 3.

	Q1 (cfs)	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)
Basin	5.01	6.11	9.02	10.58	20.18	30.40	31.40

Table 3 – Preliminary Basin Release Rates

Storm Water Quality Control:

Per the Ohio EPA General Construction Permit, a stormwater Best Management Practice (BMP) is required to treat the 0.9” rainfall event. Water quality control for the site will be provided via an open-air retention basin with extended release device. The outlet structure will have an orifice sized to draw down the water quality volume of the BMP over 24 hours, and not more than half the volume in the first third of the drawdown time. Water quality pre-treatment requirements will be met through the use of forebay and micropool areas at the basin inlets and outlet, respectively.

Erosion and Sediment Control:

The proposed retention basin will be utilized as a Temporary Sediment Basin to meet the Ohio EPA requirements that, during construction, a site must provide means by which to control the sediment laden runoff from the construction site. For each acre of drainage area that is tributary to the BMP, a dewatering drawdown volume of 67 cu. yd. must be provided. The BMP is additionally required to provide a sediment storage volume of 37 cu. yd. for each acre of disturbed area tributary to them. Preliminary analysis of the basin yields volumes that meet or exceed these requirements.

Culvert Crossing:

A future roadway crossing of the Gordon Tri-County ditch is considered for such time as the land south of the ditch is redeveloped, should the developer thereof desire to connect their roadway system to those of this project. Full hydraulic design of this culvert, if desired, will be completed at such time.

Conclusion:

Hyland-Croy Commercial will utilize a master retention basin to provide stormwater quantity control in accordance with the critical storm method required by the Union County Engineer’s office. Water quality control will follow the requirements of the Ohio EPA’s General Construction Permit.

Brad Bodenmiller

From: Sara Early <searly@unioncountyohio.gov>
Sent: Wednesday, February 28, 2024 10:02 AM
To: Luke Sutton
Cc: Brad Bodenmiller; Gram Dick
Subject: Variances
Attachments: 2-28-24 R24-107 VARIANCE _001.pdf; 2-28-24 R2-108 VARIANCE _001.pdf; 2-28-24 R24-109 VARIANCE_001.pdf; 2-28-24 R24-110T VARIANC_001.pdf

Good Morning,

Attached are copies of the Coughlin Kia/Commercial Development Variance Requests and the engineer's memorandum you submitted for consideration today.

I will send you journalized copies of the variances when they are available.

Please note the following resolution numbers and status of the variance requests.

Variance #1 – Resolution 24-107 – Approved
Variance #2 – Resolution 24-108 – Approved
Variance #3 – Resolution 24-109 – Approved
Variance #4 – Resolution 24-110T – Tabled

Please do not hesitate to reach out to me if I may be of further assistance.

Thank you!

Sara

Sara Early

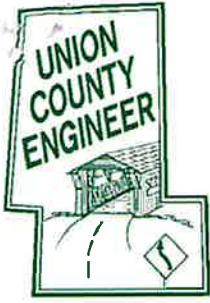
Clerk to the Board

Union County Commissioners

233 West Sixth Street, Marysville, OH 43040

Ph.: (937) 645-3110 | Fax: (937) 645-3173 | searly@unioncountyohio.gov





**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.unioncountyohio.gov/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

MEMO

C.J. 2024
24-107
Date 2-28-2024

To: Union County Board of Commissioners
From: Luke Sutton, Project Engineer
Date: February 27, 2024
RE: Coughlin Kia and Commercial Development

Commissioners:

The Engineer's office has had a chance to review the following variances for the site:

1. Minimum R/W width to 50' wide from 60' wide – Section 406
 - a. Many similar developments have been granted this variance in the past, and there is nothing specific to this site to give us concern over reducing the R/W width. The Engineer's office is in favor of approval.
2. Permanent Dead End Street – Section 408
 - a. The east west roadway would fall under the classification of a dead end roadway, since it terminates into the Kia Dealership. In practice, this does not function as a dead end since a vehicle can enter the Kia dealership lot, but having a road not connected to R/W on one end does classify it as a dead-end street. The Engineer's office is in favor of approval.
3. Through Lots – Section 413
 - a. Lot 3 will have frontage along both Hyland Croy Rd and the interior north south roadway. In order to limit the access points on Hyland Croy Road to the intersections that have been laid out in studies and our current road widening project, the Engineer's office is in favor of a backage road that will give access to this lot. The Engineer's office is in favor of approval.
4. Extension of roadways to neighboring properties – Section 573
 - a. With the location of the ditch along the property line and the uncertainty of where a future access could be accomplished when the property to the south develops, we are in favor of keeping the options open for where this connection can occur. The Engineer's office is in favor of approval.

Jeff Stauch, PE/PS
County Engineer | Environmental Engineer

Bill Narducci, PE
Assistant County Engineer

Sam Cronk, CBO
Chief Building Official

Coughlin Kia and Commercial Development
Statement in Support of Request for Variances
From the Union County Subdivision Regulations

February 16, 2024

Coughlin Investments, Ltd. (the “Applicant”) has filed a rezoning application with Jerome Township pertaining to 21.7+/- gross acres located to the southwest of and adjacent to the intersection of Weldon Road and Hyland-Croy Road, extending westward to U.S. Route 33. If approved by the Township and after receiving final plat approval from the Logan-Union-Champaign Regional Planning Commission (LUC), it is anticipated that approximately 1.5 acres of the site will be located within existing or future right-of-way, for a net of 20.2 acres. The net acreage will be within two subareas. Subarea 1 consists of 11.8+/- acres located within the western two-thirds (approximately) of the site and will accommodate the development and operation of a Kia automobile dealership for vehicle sales, servicing, parts sales, and related uses. Subarea 2 consists of the balance of the property including 8.4+/- acres bounded by Weldon Road on the north, Hyland-Croy Road on the east, the Gordon Tri-County Ditch on the south, and Subarea 1 on the west. It is intended to facilitate the development and operation of retail, restaurant, personal services, and other like uses. The accompanying plan demonstrates the proposed layout of the lots and vehicular circulation system in the proposed Planned District.

The rezoning, once approved, will rezone a portion of an existing Planned Development District known as Hall’s Corner. The southern boundary of the subject property runs along and near the existing Gordon Tri-County Ditch. Portions of the existing zoning district located to the south of the ditch will maintain current use and development rights and are not being rezoned. The pending rezoning is intended to provide the right for the automobile dealership to replace currently permitted and more intense shopping center uses in Subarea 1. Subarea 2 will facilitate similar uses as are allowed under the present zoning classification. It is delineated in the accompanying plan as containing two parcels, but may be re-subdivided or further subdivided in the future as the market brings forth users.

Given the unique nature of the proposed development, the Applicant has filed this request for variances from the Union County Subdivision Regulations (the “Regulations”) in order to facilitate a development project with efficient means of internal vehicular and pedestrian access and to create parcels to facilitate future development. The proposed development includes an internal private road system. There is one vehicular access point proposed just to the east of the western terminus of Weldon Road as it exists, from which a commercial drive will be extended into Subarea 1 to provide direct access to the automobile dealership. A second vehicular access point is provided on Weldon Road at its intersection with the public street known as Jerome Grand Drive. A private road will be extended southward to a second private road that will extend westward through Subarea 2 and will connect to Subarea 1. From that internal intersection of private roads extending southward to the southern boundary of the subject a property, an

easement will be provided in favor of property located off-site and to the south of the Gordon Tri-County Ditch, with construction of that stretch of the private road to be constructed at such time as the off-site property develops. The north-south portion of the private road system will be permitted to be extended southward across the existing ditch along the southern boundary of the subject property should development in the area south of the ditch occur in the future, and an easement will be created in order to facilitate this future extension. In addition, a reciprocal easement agreement will be recorded along with the final plat (once approved) to memorialize the access rights and maintenance obligations of all current and future owners within the planned district. Private roads will be built to public specifications as detailed in the Regulations, subject to any approved variances as requested with this application.

Section 705 of the Regulations states that “[t]he County Commissioners may approve variances or exceptions to these regulations for the following reasons:

1. The existence of exceptional topographic or other physical conditions,
2. Strict application of these regulations would result in extraordinary and unnecessary hardship, or
3. The purpose and intent of these regulations can be equally or better served.

Variance Request #1: Applicant requests a variance from Section 406 of the Regulations to reduce the minimum right-of-way width for all private roads within the development from 60 feet to 50 feet.

Section 406 is reproduced here:

Section 406 Road or Street Right-of-Way and Pavement Widths. Minimum right-of-way widths shall be not less than the following table.

Classification	Minimum Right-of-Way Widths (feet)
Major Arterial Road	as required
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The subject property is uniquely positioned next to U.S. Route 33, which basically ensures any public street or private road will never extend through the site westward beyond its boundaries, as it would require an overpass or underpass to cross the highway. Weldon Road, which is presently built to a point that is well short of the highway and has (or will have) additional right-of-way available extending westward from its current terminus, would be the logical candidate for an extension over or under U.S. Route 33, if it were ever to happen. The purpose and intent of Section 406 is to promote connectivity for the street system. Providing this connectivity using Weldon Road (should it become desirable in the future) serves the public more efficiently than having traffic cut through a private development.

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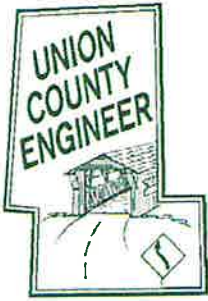
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Variance Request #4: Applicant requests a variance from Section 573 of the Regulations to delay the extension of the proposed north-south private road internal to the site beyond its intersection with the proposed east-west private road internal to the site and to the southern boundary of the subject property until such time as development occurs on property to be owned by other located to the south of the Gordon Tri-County Ditch.

Section 573 of the Regulations provides that “[t]he subdivider shall extend the necessary improvements to the boundary of the proposed subdivision to serve adjoining unsubdivided land, as determined by the Regional Planning Commission.” Applicant requests that the Regional Planning Commission determine that the portion of the north-south road between the east-west road and the southern boundary of the subject property be delayed until such time as the property to the south of the Gordon Tri-County Ditch, which will not be owned by the Applicant, begins to develop that property in a manner that provides for that private road extension. Furthermore, should development to the south not desire or be required to connect to the north-south private road, this requirement shall be waived.

With this request, the purpose and intent of the Regulations can be equally or better served than if Section 573 is imposed. Applicant agrees to record, along with the recording of an approved final plat, a written declaration of easement to run in favor of the property directly to the south of the Gordon Tri-County Ditch, which allows the owner(s) of such property to construct and use an extension of the private road southward. Given that the proposed southern property line of Applicant’s site runs along the ditch, construction of the private road to that ditch creates complications in terms of construction and obtaining the right to cross all or some portion of the ditch. The better course of action is to allow for the future extension, but allow a decision on its construction to be made once it is determined if it is needed or desired at the time a development proposal for the property to the south of the ditch is known. Such a proposal may not require a connection to the private road system on Applicant’s site, in which case the construction of the private road within the proposed easement area would serve no purpose. The decision to construct the extension will be a more informed one once details for development to the south are known.



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Environmental Engineer
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Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

Public Service with integrity

MEMO

C.J. 2024
24-108
Date 2-28-2024

To: Union County Board of Commissioners
From: Luke Sutton, Project Engineer
Date: February 27, 2024
RE: Coughlin Kia and Commercial Development

Commissioners:

The Engineer's office has had a chance to review the following variances for the site:

1. Minimum R/W width to 50' wide from 60' wide – Section 406
 - a. Many similar developments have been granted this variance in the past, and there is nothing specific to this site to give us concern over reducing the R/W width. The Engineer's office is in favor of approval.
2. Permanent Dead End Street – Section 408
 - a. The east west roadway would fall under the classification of a dead end roadway, since it terminates into the Kia Dealership. In practice, this does not function as a dead end since a vehicle can enter the Kia dealership lot, but having a road not connected to R/W on one end does classify it as a dead-end street. The Engineer's office is in favor of approval.
3. Through Lots – Section 413
 - a. Lot 3 will have frontage along both Hyland Croy Rd and the interior north south roadway. In order to limit the access points on Hyland Croy Road to the intersections that have been laid out in studies and our current road widening project, the Engineer's office is in favor of a backage road that will give access to this lot. The Engineer's office is in favor of approval.
4. Extension of roadways to neighboring properties – Section 573
 - a. With the location of the ditch along the property line and the uncertainty of where a future access could be accomplished when the property to the south develops, we are in favor of keeping the options open for where this connection can occur. The Engineer's office is in favor of approval.

Jeff Stauch, PE/PS
County Engineer | Environmental Engineer

Bill Narducci, PE
Assistant County Engineer

Sam Cronk, CBO
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Coughlin Kia and Commercial Development
Statement in Support of Request for Variances
From the Union County Subdivision Regulations

February 16, 2024

Coughlin Investments, Ltd. (the “Applicant”) has filed a rezoning application with Jerome Township pertaining to 21.7+/- gross acres located to the southwest of and adjacent to the intersection of Weldon Road and Hyland-Croy Road, extending westward to U.S. Route 33. If approved by the Township and after receiving final plat approval from the Logan-Union-Champaign Regional Planning Commission (LUC), it is anticipated that approximately 1.5 acres of the site will be located within existing or future right-of-way, for a net of 20.2 acres. The net acreage will be within two subareas. Subarea 1 consists of 11.8+/- acres located within the western two-thirds (approximately) of the site and will accommodate the development and operation of a Kia automobile dealership for vehicle sales, servicing, parts sales, and related uses. Subarea 2 consists of the balance of the property including 8.4+/- acres bounded by Weldon Road on the north, Hyland-Croy Road on the east, the Gordon Tri-County Ditch on the south, and Subarea 1 on the west. It is intended to facilitate the development and operation of retail, restaurant, personal services, and other like uses. The accompanying plan demonstrates the proposed layout of the lots and vehicular circulation system in the proposed Planned District.

The rezoning, once approved, will rezone a portion of an existing Planned Development District known as Hall’s Corner. The southern boundary of the subject property runs along and near the existing Gordon Tri-County Ditch. Portions of the existing zoning district located to the south of the ditch will maintain current use and development rights and are not being rezoned. The pending rezoning is intended to provide the right for the automobile dealership to replace currently permitted and more intense shopping center uses in Subarea 1. Subarea 2 will facilitate similar uses as are allowed under the present zoning classification. It is delineated in the accompanying plan as containing two parcels, but may be re-subdivided or further subdivided in the future as the market brings forth users.

Given the unique nature of the proposed development, the Applicant has filed this request for variances from the Union County Subdivision Regulations (the “Regulations”) in order to facilitate a development project with efficient means of internal vehicular and pedestrian access and to create parcels to facilitate future development. The proposed development includes an internal private road system. There is one vehicular access point proposed just to the east of the western terminus of Weldon Road as it exists, from which a commercial drive will be extended into Subarea 1 to provide direct access to the automobile dealership. A second vehicular access point is provided on Weldon Road at its intersection with the public street known as Jerome Grand Drive. A private road will be extended southward to a second private road that will extend westward through Subarea 2 and will connect to Subarea 1. From that internal intersection of private roads extending southward to the southern boundary of the subject a property, an

easement will be provided in favor of property located off-site and to the south of the Gordon Tri-County Ditch, with construction of that stretch of the private road to be constructed at such time as the off-site property develops. The north-south portion of the private road system will be permitted to be extended southward across the existing ditch along the southern boundary of the subject property should development in the area south of the ditch occur in the future, and an easement will be created in order to facilitate this future extension. In addition, a reciprocal easement agreement will be recorded along with the final plat (once approved) to memorialize the access rights and maintenance obligations of all current and future owners within the planned district. Private roads will be built to public specifications as detailed in the Regulations, subject to any approved variances as requested with this application.

Section 705 of the Regulations states that “[t]he County Commissioners may approve variances or exceptions to these regulations for the following reasons:

1. The existence of exceptional topographic or other physical conditions,
2. Strict application of these regulations would result in extraordinary and unnecessary hardship, or
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Variance Request #1: Applicant requests a variance from Section 406 of the Regulations to reduce the minimum right-of-way width for all private roads within the development from 60 feet to 50 feet.

Section 406 is reproduced here:

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Public Service with integrity

MEMO

C.J. 2024
24-109
Date 2-28-2024

To: Union County Board of Commissioners
From: Luke Sutton, Project Engineer
Date: February 27, 2024
RE: Coughlin Kia and Commercial Development

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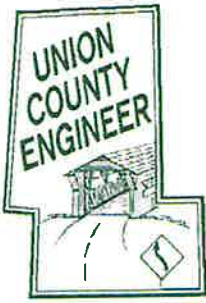
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MEMO

C.J. 2024
24-110T
Date 2-28-2024

To: Union County Board of Commissioners
From: Luke Sutton, Project Engineer
Date: February 27, 2024
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 - a. Many similar developments have been granted this variance in the past, and there is nothing specific to this site to give us concern over reducing the R/W width. The Engineer's office is in favor of approval.
2. Permanent Dead End Street – Section 408
 - a. The east west roadway would fall under the classification of a dead end roadway, since it terminates into the Kia Dealership. In practice, this does not function as a dead end since a vehicle can enter the Kia dealership lot, but having a road not connected to R/W on one end does classify it as a dead-end street. The Engineer's office is in favor of approval.
3. Through Lots – Section 413
 - a. Lot 3 will have frontage along both Hyland Croy Rd and the interior north south roadway. In order to limit the access points on Hyland Croy Road to the intersections that have been laid out in studies and our current road widening project, the Engineer's office is in favor of a backage road that will give access to this lot. The Engineer's office is in favor of approval.
4. Extension of roadways to neighboring properties – Section 573
 - a. With the location of the ditch along the property line and the uncertainty of where a future access could be accomplished when the property to the south develops, we are in favor of keeping the options open for where this connection can occur. The Engineer's office is in favor of approval.

Jeff Stauch, PE/PS
County Engineer | Environmental Engineer

Bill Narducci, PE
Assistant County Engineer

Sam Cronk, CBO
Chief Building Official

Coughlin Kia and Commercial Development
Statement in Support of Request for Variances
From the Union County Subdivision Regulations

February 16, 2024

Coughlin Investments, Ltd. (the “Applicant”) has filed a rezoning application with Jerome Township pertaining to 21.7+/- gross acres located to the southwest of and adjacent to the intersection of Weldon Road and Hyland-Croy Road, extending westward to U.S. Route 33. If approved by the Township and after receiving final plat approval from the Logan-Union-Champaign Regional Planning Commission (LUC), it is anticipated that approximately 1.5 acres of the site will be located within existing or future right-of-way, for a net of 20.2 acres. The net acreage will be within two subareas. Subarea 1 consists of 11.8+/- acres located within the western two-thirds (approximately) of the site and will accommodate the development and operation of a Kia automobile dealership for vehicle sales, servicing, parts sales, and related uses. Subarea 2 consists of the balance of the property including 8.4+/- acres bounded by Weldon Road on the north, Hyland-Croy Road on the east, the Gordon Tri-County Ditch on the south, and Subarea 1 on the west. It is intended to facilitate the development and operation of retail, restaurant, personal services, and other like uses. The accompanying plan demonstrates the proposed layout of the lots and vehicular circulation system in the proposed Planned District.

The rezoning, once approved, will rezone a portion of an existing Planned Development District known as Hall’s Corner. The southern boundary of the subject property runs along and near the existing Gordon Tri-County Ditch. Portions of the existing zoning district located to the south of the ditch will maintain current use and development rights and are not being rezoned. The pending rezoning is intended to provide the right for the automobile dealership to replace currently permitted and more intense shopping center uses in Subarea 1. Subarea 2 will facilitate similar uses as are allowed under the present zoning classification. It is delineated in the accompanying plan as containing two parcels, but may be re-subdivided or further subdivided in the future as the market brings forth users.

Given the unique nature of the proposed development, the Applicant has filed this request for variances from the Union County Subdivision Regulations (the “Regulations”) in order to facilitate a development project with efficient means of internal vehicular and pedestrian access and to create parcels to facilitate future development. The proposed development includes an internal private road system. There is one vehicular access point proposed just to the east of the western terminus of Weldon Road as it exists, from which a commercial drive will be extended into Subarea 1 to provide direct access to the automobile dealership. A second vehicular access point is provided on Weldon Road at its intersection with the public street known as Jerome Grand Drive. A private road will be extended southward to a second private road that will extend westward through Subarea 2 and will connect to Subarea 1. From that internal intersection of private roads extending southward to the southern boundary of the subject a property, an

easement will be provided in favor of property located off-site and to the south of the Gordon Tri-County Ditch, with construction of that stretch of the private road to be constructed at such time as the off-site property develops. The north-south portion of the private road system will be permitted to be extended southward across the existing ditch along the southern boundary of the subject property should development in the area south of the ditch occur in the future, and an easement will be created in order to facilitate this future extension. In addition, a reciprocal easement agreement will be recorded along with the final plat (once approved) to memorialize the access rights and maintenance obligations of all current and future owners within the planned district. Private roads will be built to public specifications as detailed in the Regulations, subject to any approved variances as requested with this application.

Section 705 of the Regulations states that “[t]he County Commissioners may approve variances or exceptions to these regulations for the following reasons:

1. The existence of exceptional topographic or other physical conditions,
2. Strict application of these regulations would result in extraordinary and unnecessary hardship, or
3. The purpose and intent of these regulations can be equally or better served.

Variance Request #1: Applicant requests a variance from Section 406 of the Regulations to reduce the minimum right-of-way width for all private roads within the development from 60 feet to 50 feet.

Section 406 is reproduced here:

Section 406 Road or Street Right-of-Way and Pavement Widths. Minimum right-of-way widths shall be not less than the following table.

Classification	Minimum Right-of-Way Widths (feet)
Major Arterial Road	as required
Minor Arterial Road	120
Major Collector Road	100
Minor Collector Road	80
Collector Street	60
Local Street or Road	60

The amount of traffic that will use the private road system will be less than a traditional public street. The purpose and intent of the Regulations is significantly better served by providing internal routes of circulation within the site to minimize the number of access points on Weldon Road and Hyland-Croy Road and to encourage slower-moving traffic to exit those streets to reach destinations within the site. Given the lower volumes of traffic that will use these

roads, broader purposes are served such as encouraging slower vehicle speeds and getting traffic off of major streets.

Variance Request #2: Applicant requests a variance from Section 406⁸ of the Regulations to allow the proposed private road extending westward through Subarea 2 to permanently have a dead-end within Subarea 1 as shown on the accompanying plan.

Section 408 of the Regulations reads:

3. **Permanent dead end streets** shall not be permitted. Temporary dead end streets shall be permitted only as a part of a continuing street plan subject to extension into undeveloped acreage. Temporary dead end streets shall extend to the boundary of such undeveloped acreage or as required by the Regional Planning Commission. The Regional Planning Commission may limit the length of such temporary dead end streets. The Regional Planning Commission may require a street along the boundary between the proposed subdivision and the undeveloped acreage to provide for future development.

The subject property is uniquely positioned next to U.S. Route 33, which basically ensures any public street or private road will never extend through the site westward beyond its boundaries, as it would require an overpass or underpass to cross the highway. Weldon Road, which is presently built to a point that is well short of the highway and has (or will have) additional right-of-way available extending westward from its current terminus, would be the logical candidate for an extension over or under U.S. Route 33, if it were ever to happen. The purpose and intent of Section 406 is to promote connectivity for the street system. Providing this connectivity using Weldon Road (should it become desirable in the future) serves the public more efficiently than having traffic cut through a private development.

The westernmost entrance into the site from Weldon Road is not a dead end street under the Regulations, as it is merely a driveway providing access to the proposed automobile dealership through a parking lot. As to Weldon Road, 20 feet of right-of-way will be dedicated to the appropriate jurisdiction as part of a final plat, with this 20 feet being in a location which is already burdened a street or highway easement.

Variance Request #3: Applicant requests a variance from Section 413.4 of the Regulations to allow the lots labeled as Lot 2 and Lot 3 in the accompany in plan to be Through Lots and to allow these lots' frontages on the private road interior to the subject property to be treated as side yards or rear yards (as applicable) for purposes of determining required setbacks from that road.

Section 413.4 of the Regulations provides: "Through Lots shall be avoided except where the Regional Planning Commission determines that it is essential to provide separation of residential development from arterials or collectors." Article 9 of the Regulations defines a "Through Lot" as "[a]ny interior lot having frontage on two, more or less, parallel streets as distinguished from a corner lot. All yards of such lots adjacent to streets shall be considered

frontal, and front yard set backs shall be provided as required.” Furthermore, that article defines an “Interior Lot” as “[a]ny lot other than a corner lot.”

Lot 3 will have frontage on Hyland-Croy Road and, once constructed, on the private road that will extend southward from the intersection of Weldon Road and Jerome Grand Drive. Furthermore, Lot 2 will have frontage on both Weldon Road and, once constructed, on the east-west private road that is proposed to be extended into the property from Hyland-Croy Road. Strict application of this regulation would result in extraordinary and unnecessary hardship. Without the variance, what will be Subarea 2 of the proposed development could only exist as a single parcel. Given the subject property’s location at a prominent intersection at Weldon Road and Hyland-Croy Road and near to a major highway, the site has a high likelihood of being developed with at least two (and maybe more) uses on separate parcels. Therefore, without the variance the range of uses for this portion of the property are minimized.

Variance Request #4: Applicant requests a variance from Section 573 of the Regulations to delay the extension of the proposed north-south private road internal to the site beyond its intersection with the proposed east-west private road internal to the site and to the southern boundary of the subject property until such time as development occurs on property to be owned by other located to the south of the Gordon Tri-County Ditch.

Section 573 of the Regulations provides that “[t]he subdivider shall extend the necessary improvements to the boundary of the proposed subdivision to serve adjoining unsubdivided land, as determined by the Regional Planning Commission.” Applicant requests that the Regional Planning Commission determine that the portion of the north-south road between the east-west road and the southern boundary of the subject property be delayed until such time as the property to the south of the Gordon Tri-County Ditch, which will not be owned by the Applicant, begins to develop that property in a manner that provides for that private road extension. Furthermore, should development to the south not desire or be required to connect to the north-south private road, this requirement shall be waived.

With this request, the purpose and intent of the Regulations can be equally or better served than if Section 573 is imposed. Applicant agrees to record, along with the recording of an approved final plat, a written declaration of easement to run in favor of the property directly to the south of the Gordon Tri-County Ditch, which allows the owner(s) of such property to construct and use an extension of the private road southward. Given that the proposed southern property line of Applicant’s site runs along the ditch, construction of the private road to that ditch creates complications in terms of construction and obtaining the right to cross all or some portion of the ditch. The better course of action is to allow for the future extension, but allow a decision on its construction to be made once it is determined if it is needed or desired at the time a development proposal for the property to the south of the ditch is known. Such a proposal may not require a connection to the private road system on Applicant’s site, in which case the construction of the private road within the proposed easement area would serve no purpose. The decision to construct the extension will be a more informed one once details for development to the south are known.



**County Engineer
Environmental Engineer
Building Department**
233 W. Sixth Street
Marysville, Ohio 43040
P 937. 645. 3018
F 937. 645. 3161
www.co.union.oh.us/engineer

Marysville Operations Facility
16400 County Home Road
Marysville, Ohio 43040
P 937. 645. 3017
F 937. 645. 3111

Richwood Outpost
190 Beatty Avenue
Richwood, Ohio 43344

March 12, 2024

Public Service with integrity

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, Ohio 43319

Re: Hyland Croy Commercial – Preliminary Plat Review

Brad,

We have completed our review for the above preliminary plat. At this time, we recommend denial of the plat, as required variances have not been approved. Remaining items listed below should be addressed in the final construction drawings or resolved as indicated.

1. Four variances have been requested and three have been approved. The last remaining variance, for extensions of roadways to neighboring properties, is still pending.
2. All appropriate OEPA/ODNR/ACOE permitting will be required prior to the start of construction.
3. All stormwater infrastructure and drainage easements will be reviewed in more detail during the final construction drawing review process.
4. Detail all flood routing swales, including 100 year water surface elevations, ensuring at least 1' of freeboard between the 100 year water surface and the finished grade elevations of all building structures.
5. Provide a stormwater management report for review.
6. Provide detailed construction drawings to private utility providers.

In accordance with the Subdivision Regulations of Union County, additional information is required from the developer prior to final plat approvals, including but not limited to final construction documents. It is the responsibility of the developer to become familiar with the regulations and file requisite information within the time frames outlined in the regulations. Should you have any questions or concerns, feel free to contact me at (937) 645-3168.

Luke Sutton, P.E.
Union County Engineer



Jerome Township Zoning Department

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

March 1, 2024

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

Re.: Hyland-Croy Commercial – Preliminary Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the preliminary plat known as Hyland-Croy Commercial - Preliminary Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows:

1. The site will be zoned Planned Development District (PD) in accordance with the provisions of Case #PD23-005, once that amendment takes effect. The proposed preliminary plat complies with the preliminary development plan attached to that case. Per Chapter 500 of the Township Zoning Resolution, an approved detailed development plan will be required prior to the establishment of any uses or construction of any improvements, and for letter of compliance with the zoning regulations to be issued when the final plat is reviewed. This comment is simply to serve as a reminder.
2. Please remove side and rear setback lines indicated on the plat. Per the Subdivision Regulations, the term setback corresponds to the front yard setback as defined in the Zoning Resolution. Please indicate only this setback, which should be shown along Weldon Road and Hyland-Croy Road only. Please round the corner of the setback on lot #3 to match the turning radius of the right-of-way line. Please note that there is no setback from the proposed private roadway per the preliminary development plan.

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

Brad Bodenmiller

From: Chad Ritzler <critzler@marysvilleohio.org>
Sent: Wednesday, March 6, 2024 3:34 PM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: Marysville Comments - March LUC Executive Meeting

Brad,

Here are the City of Marysville's comments for the agenda items at the March LUC Executive Meeting. Please let me know if you have any questions or concerns.

Mitchell Highlands, Section 3 - Final Plat

1. No Comments

Mitchell Highlands, Section 5 - Final Plat

1. Please extend 20' Utility Easement west of Lot 72.

Hyland Croy Commercial - Preliminary Plat

1. Increase all Utility Easements flanking the right-of-way from 10' to 20' Utility Easements
2. Provide 12-foot structurally sound access drive along west property line to allow for City access to proposed sanitary sewer manhole.

Chad Ritzler

Sr. Project Engineer

City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040
(937) 645-7373 (office)



Brad Bodenmiller

From: Joseph Grove <jgrove@unioncountyohio.gov>
Sent: Wednesday, February 28, 2024 3:46 PM
To: Brad Bodenmiller
Subject: RE: Copy of Distribution Letter + Plat for Hyland-Croy Commercial Preliminary Plat

Union Soil and Water has no comments for **Hyland-Croy Commercial – Preliminary Plat**. The Preliminary Drainage Plan has been approved.

Joseph Grove
Urban Technician
Union Soil & Water Conservation District
18000 State Route 4, Suite D
Marysville, OH 43040
937-642-5871 x 2216
jgrove@unioncountyohio.gov



please consider the environment - do you really need to print this email?

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, February 27, 2024 4:06 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Gram Dick <gramdick@lucplanning.com>; heathermartin@lucplanning.com
Subject: Copy of Distribution Letter + Plat for Hyland-Croy Commercial Preliminary Plat

Good afternoon,

I attached a copy of the **Distribution Letter** generated for and a **digital copy of Hyland-Croy Commercial – Preliminary Plat**. Paper copies are being delivered/mailed today. Please note the meeting dates and call with any questions. Thank you!

Note: This is one of three subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com



Staff Report – Mitchell Highlands Section 3

Applicant:	<p>Kimley-Horn c/o Mike Reeves 7965 North High Street, Suite 200 Columbus, OH 43235 mike.reeves@kimley-horn.com</p> <p>Rockford Homes c/o Jim Lipnos 999 Polaris Parkway Columbus, OH 43240 jlipnos@rockfordhomes.net</p> <p>CESO, Inc. c/o Matt Ackroyd, PS 2800 Corporate Exchange Drive Columbus, OH 43231 matt.ackroyd@cesoinc.com</p>
Request:	Approval of Mitchell Highlands, Section 3 – Final Plat. Note: This Plat was tabled by LUC’s Executive Committee’s during its February 2024 meeting.
Location:	Located northwest of the Mitchell-Dewitt Road and Industrial Parkway intersection in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 6.315 acres of land and proposes 20 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 1.241 acres in right-of-way ○ 5.074 acres in single-family residential lots ○ 0.0 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ City of Marysville public sewer service <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The original Preliminary Plat was approved in September 2016. It was extended in 2018, 2020, and 2022. ○ The Section 1 Final Plat was approved in Oct 2017.
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- The Section 2 Final Plat was approved in Oct 2017.
- The Section 6 Final Plat was approved in Oct 2021.
- The Section 4 Final Plat was approved Aug 2022.

• **Union County Engineer’s Office**

- The Engineer’s Office submitted comments in an email dated 03-08-24. The Engineer’s Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety was required and approved by the County Commissioners.

Additional comments are listed below:

1. The Map room submitted mark-ups in a separate communication and those were provided to the applicant’s engineer.

• **Union County Soil & Water Conservation District**

- In an email dated 02-28-24, the District advised it had no comments.

• **Union County Health Department**

- No comments received as of 03-06-24. Standard comments from the Health Department are below:
 1. “All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”
 3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).”



	<ul style="list-style-type: none">• City of Marysville<ul style="list-style-type: none">○ In an email dated 03-06-24, the City advised it had no comments.• Jerome Township<ul style="list-style-type: none">○ The Township submitted comments in a letter dated 02-28-24. The Township is unable to confirm whether the Plat conforms to the Detailed Development Plan because none has been approved.• ODOT District 6<ul style="list-style-type: none">○ No comments received as of 03-06-24.• Union Rural Electric<ul style="list-style-type: none">○ In a letter dated 03-04-24, URE advised it had no comments.• LUC Regional Planning Commission<ol style="list-style-type: none">1. Sheet 2: Please review length of C6, which is located along the C/L of Windsor Curve. The length scales to around 118' long but is reported as 172.56'/170.19' (§323, 6.).2. Sheet 2: Should the Util Esmt along the side and crossing rear yard of Lot 164 be a drainage or a utility easement? The adjoining easement in Section 1 is a drainage easement, not a utility easement. Please keep in mind, the minimum width is 10' for a drainage easement. Please review and adjust (§323, 7.; §414).3. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).
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Staff Recommendations:	Staff recommends <i>DENIAL</i> of Mitchell Highlands, Section 3 – Final Plat. Although the minor technical items in this staff report could be incorporated on the Final Plat Mylar for the 03-14-24 LUC meetings, certification that the Final Plat conforms with the Township's zoning (§401; §412, 1.; §413, 2.) is required before staff is comfortable recommending otherwise.
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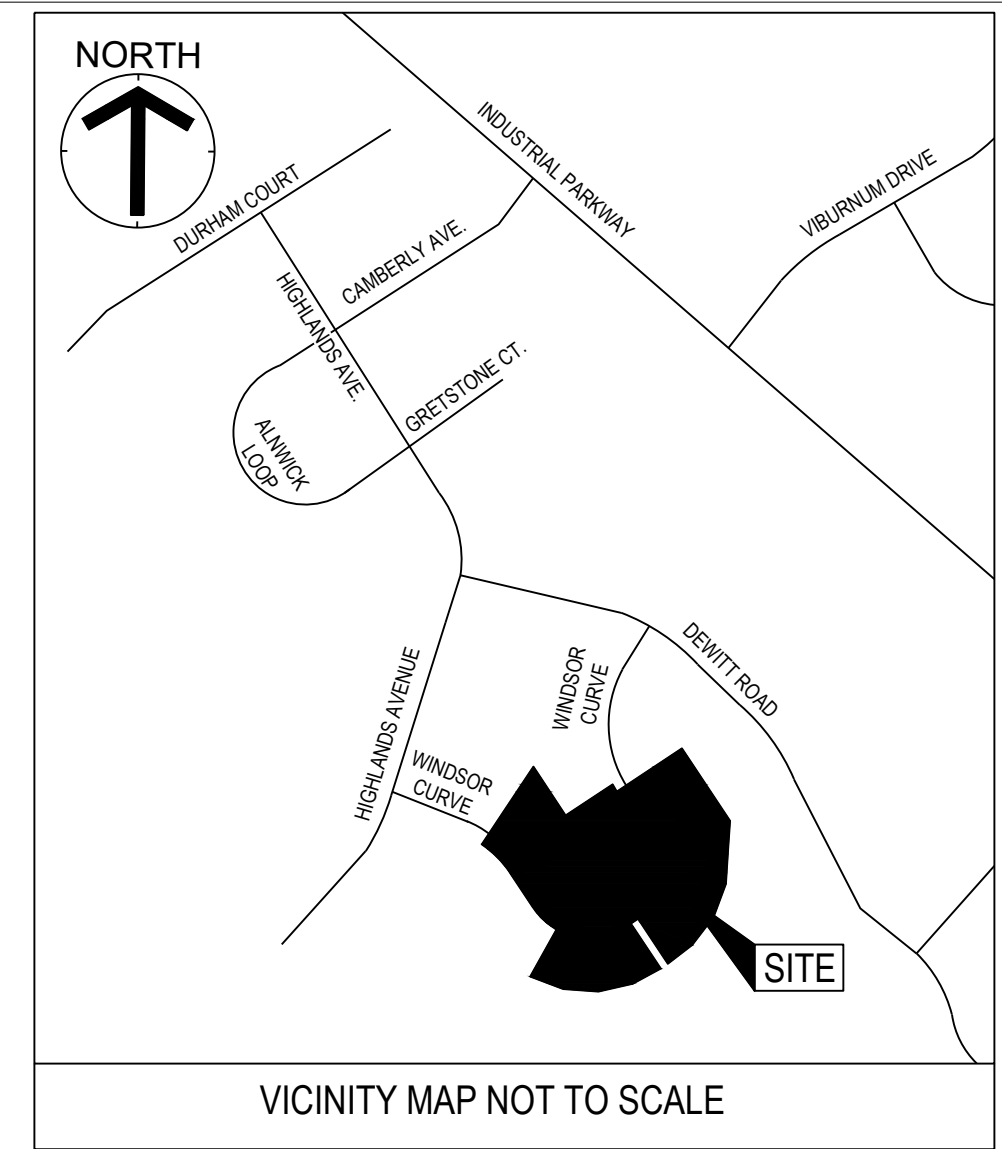
**Z&S Committee
Recommendations:**

Option for action:

- *Approval*
- *Conditional Approval (state conditions)*
- *Denial (state reasons)*
- *Table (if requested)*

MITCHELL HIGHLANDS SECTION 3

STATE OF OHIO, COUNTY OF UNION, JEROME TOWNSHIP,
VIRGINIA MILITARY SURVEY NO. 5134



WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, JEROME TOWNSHIP, VIRGINIA MILITARY SURVEY 5134, CONTAINING 6.315 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT ORIGINAL 95.035 ACRE TRACT OF LAND CONVEYED TO ROCKFORD HOMES, INC., OF RECORD IN INSTRUMENT NUMBER 201608240006790.

THE UNDERSIGNED, ROCKFORD HOMES, INC., BY JIM LIPNOS, DIRECTOR OF LAND OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, " MITCHELL HIGHLANDS SECTION 3", A SUBDIVISION CONTAINING LOTS NUMBERED 115-122 AND 153-164, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PART OF WINDSOR CURVE AND NOT HERTOFERE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT". DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., SBC, SPECTRUM, UNION RURAL ELECTRIC (URE), INSIGHT COMMUNICATIONS, WIDE OPEN WEST AND THE CITY OF MARYSVILLE.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES, NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

KNOW ALL MEN BY THESE PRESENTS THAT JIM LIPNOS AND ROCKFORD HOMES, INC., OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, PARKS, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

**SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:**

ROCKFORD HOMES, INC.
AN OHIO CORPORATION

BY: _____
WITNESS

_____ JIM LIPNOS
DIRECTOR OF LAND

_____ WITNESS

STATE OF OHIO
COUNTY OF: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JIM LIPNOS, DIRECTOR OF LAND OF SAID ROCKFORD HOMES, INC., AN OHIO CORPORATION LANDS PLATTED HEREIN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

_____ DAY OF _____, _____

BY _____
NOTARY PUBLIC

REVIEWED THIS _____ DAY OF _____, 2024

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS _____ DAY OF _____, 2024

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2024

UNION COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 2024

LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS _____ DAY OF _____, 2024 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS _____ DAY OF _____, 2024

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

TRANSFERRED THIS _____ DAY OF _____, 2024

UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2024, AT _____ M.

RECORDED THIS _____ DAY OF _____, 2024 IN PLAT BOOK _____ PAGE _____

UNION COUNTY RECORDER

ZONING

THE SITE IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) IN ACCORDANCE WITH THE PROVISIONS OF CASE #PD16-123.

BASIS OF BEARING

THE BASIS OF BEARING SHOWN HEREON IS BASED ON SOUTH 49°01'17" EAST FOR A PORTION OF THE CENTERLINE OF INDUSTRIAL PARKWAY, OHIO STATE PLANE SOUTH ZONE, NAD 83 (2011) AS DETERMINED BY GPS OBSERVATIONS.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5134, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.241 ACRES IN STREETS AND 5.074 ACRES IN LOTS MAKING A TOTAL OF 6.315 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE CHORD AND ARC DISTANCES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF MITCHELL HIGHLANDS SECTION 3, AS SURVEYED NOVEMBER 2021.

MATTHEW J. ACKROYD, P.S. DATE: _____
OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

CESO IRON PIN LEGEND

- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

ACREAGE BREAKDOWN

PARCEL NUMBERS: 17-00220190000
MAP NUMBERS: 135-00-00-082.0000

ACREAGE: 6.135 ACRES

OWNER/DEVELOPER:
ROCKFORD HOMES
CESO, INC.
999 POLARIS PARKWAY SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: COREY THEUERKAUF

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 619-0515
CONTACT: MATT ACKROYD
DATED: 12/18/2023

Revisions / Submissions

ID	Description	Date

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Project Number: 758734
Scale: N/A
Drawn By: ATW
Checked By: ALB
Date: 2/14/2024
Issue:

Drawing Title:
Plat

STANDARD DEED RESTRICTIONS FOR UNION COUNTY:

1. THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.
2. NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
3. MAINTENANCE OF DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF THE OWNERS AFFECTED. IF ANY OWNER DAMAGES A DITCH, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. OWNERS SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY.
4. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER AND SEWER TAP, AND DRIVEWAY PERMITS. ZONING PERMITS ARE TO BE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR. BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. WATER & SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.
5. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE AND DITCH MAINTENANCE CHARGES FOR MITCHELL HIGHLANDS SECTION 3.

CESO IRON PIN LEGEND

- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

NOTE "A": MITCHELL HIGHLANDS SECTION 3 IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) AND SHALL BE SUBJECT TO THE APPLICABLE REGULATIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION.

SINGLE FAMILY (115-122 & 153-164)	8,276 SF
MIN. LOT AREA:	60'
MIN. LOT WIDTH:	25'
FRONT YARD SETBACK:	25'
REAR YARD SETBACK:	25'
SIDE YARD SETBACK:	5'

NOTE "B": ACREAGE BREAKDOWN

TOTAL ACREAGE:	6.315 Acres
ACREAGE IN LOTS 115-122 & 153-164 INCLUSIVE:	5.074 Acres
TOTAL ACREAGE IN RIGHT-OF-WAYS:	1.241 Acres

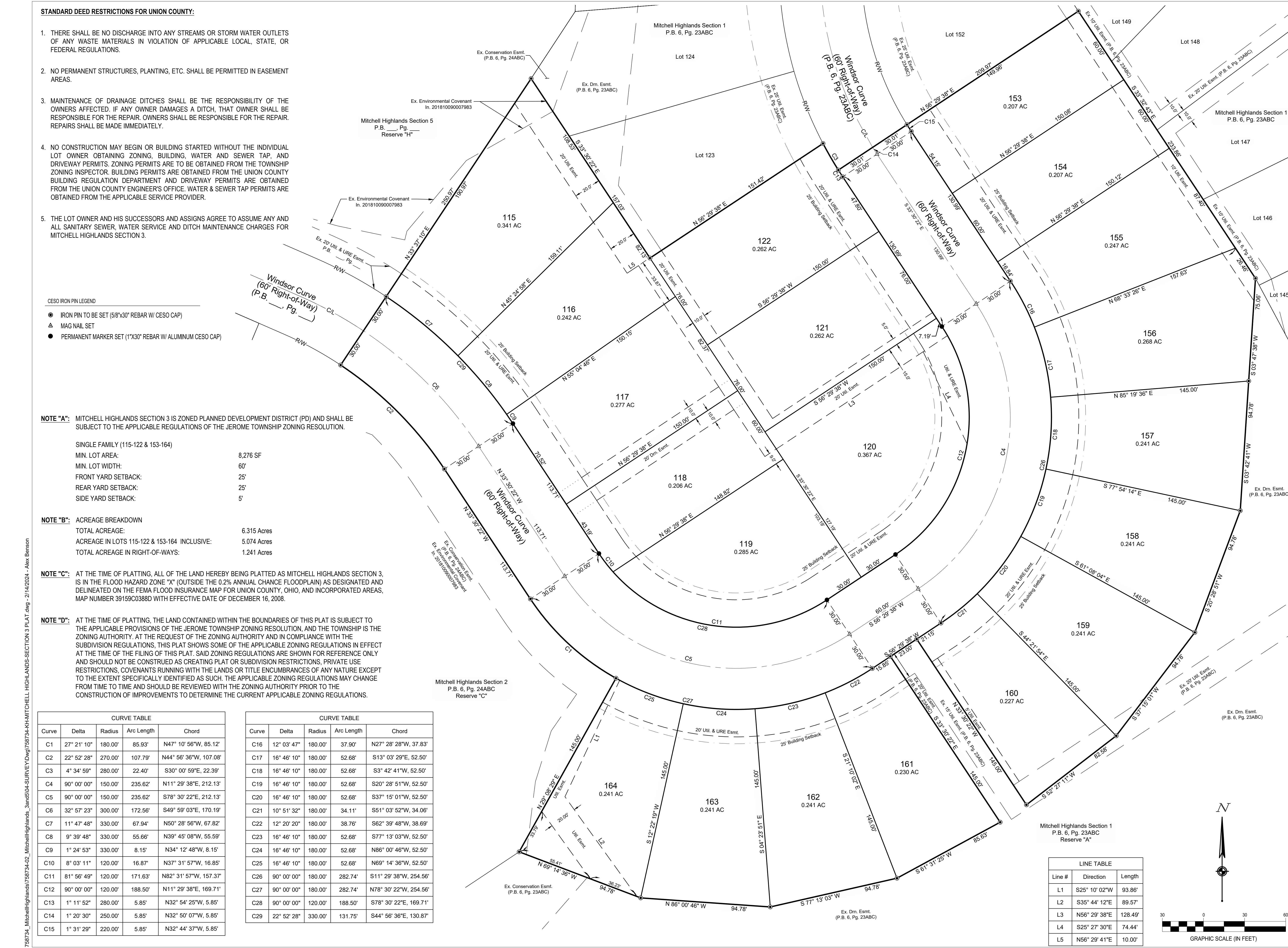
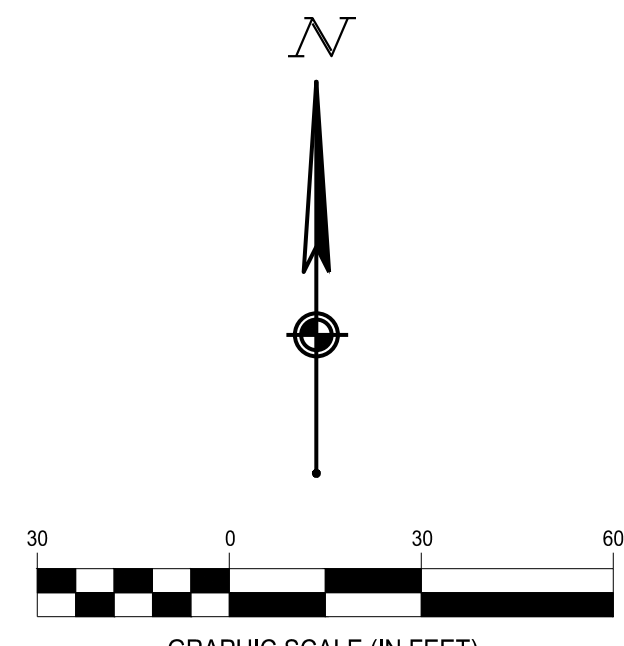
NOTE "C": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS MITCHELL HIGHLANDS SECTION 3 IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0388D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

NOTE "D": AT THE TIME OF PLATTING, THE LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE APPLICABLE PROVISIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION, AND THE TOWNSHIP IS THE ZONING AUTHORITY. AT THE REQUEST OF THE ZONING AUTHORITY AND IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS, THIS PLAT SHOWS SOME OF THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THIS PLAT. SAID ZONING REGULATIONS ARE SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS, PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH. THE APPLICABLE ZONING REGULATIONS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED WITH THE ZONING AUTHORITY PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS TO DETERMINE THE CURRENT APPLICABLE ZONING REGULATIONS.

CURVE TABLE	Delta	Radius	Arc Length	Chord
C1	27° 21' 10"	180.00'	85.93'	N47° 10' 56"W, 85.12'
C2	22° 52' 28"	270.00'	107.79'	N44° 56' 36"W, 107.08'
C3	4° 34' 59"	280.00'	22.40'	S30° 00' 59"E, 22.39'
C4	90° 00' 00"	150.00'	235.62'	N11° 29' 38"E, 212.13'
C5	90° 00' 00"	150.00'	235.62'	S78° 30' 22"E, 212.13'
C6	32° 57' 23"	300.00'	172.56'	S49° 59' 03"E, 170.19'
C7	11° 47' 48"	330.00'	67.94'	N50° 28' 56"W, 67.82'
C8	9° 39' 48"	330.00'	55.66'	N39° 45' 08"W, 55.59'
C9	1° 24' 53"	330.00'	8.15'	N34° 12' 48"W, 8.15'
C10	8° 03' 11"	120.00'	16.87'	N37° 31' 57"W, 16.85'
C11	81° 56' 49"	120.00'	171.63'	N82° 31' 57"W, 157.37'
C12	90° 00' 00"	120.00'	188.50'	N11° 29' 38"E, 169.71'
C13	1° 11' 52"	280.00'	5.85'	N32° 54' 25"W, 5.85'
C14	1° 20' 30"	250.00'	5.85'	N32° 50' 07"W, 5.85'
C15	1° 31' 29"	220.00'	5.85'	N32° 44' 37"W, 5.85'

CURVE TABLE	Delta	Radius	Arc Length	Chord
C16	12° 03' 47"	180.00'	37.90'	N27° 28' 28"W, 37.83'
C17	16° 46' 10"	180.00'	52.68'	S13° 03' 29"E, 52.50'
C18	16° 46' 10"	180.00'	52.68'	S3° 42' 41"W, 52.50'
C19	16° 46' 10"	180.00'	52.68'	S20° 28' 51"W, 52.50'
C20	16° 46' 10"	180.00'	52.68'	S37° 15' 01"W, 52.50'
C21	10° 51' 32"	180.00'	34.11'	S51° 03' 52"W, 34.06'
C22	12° 20' 20"	180.00'	38.76'	S62° 39' 48"W, 38.69'
C23	16° 46' 10"	180.00'	52.68'	S77° 13' 03"W, 52.50'
C24	16° 46' 10"	180.00'	52.68'	N86° 00' 46"W, 52.50'
C25	16° 46' 10"	180.00'	52.68'	N69° 14' 36"W, 52.50'
C26	90° 00' 00"	180.00'	282.74'	S11° 29' 38"W, 254.56'
C27	90° 00' 00"	180.00'	282.74'	N78° 30' 22"W, 254.56'
C28	90° 00' 00"	120.00'	188.50'	S78° 30' 22"E, 169.71'
C29	22° 52' 28"	330.00'	131.75'	S44° 56' 36"E, 130.87'

LINE TABLE	Line #	Direction	Length
L1	S25° 10' 02"W	93.86'	
L2	S35° 44' 12"E	89.57'	
L3	N56° 29' 38"E	128.49'	
L4	S25° 27' 30"E	74.44'	
L5	N56° 29' 41"E	10.00'	



MITCHELL HIGHLANDS SECTION 3
Jerome Township, County of Union, State of Ohio
Virginia Military Survey No. 5134

Revisions / Submissions		
ID	Description	Date

© 2023 CESO, INC.
Project Number: 758734
Scale: 1"=30'
Drawn By: ATW
Checked By: ALB
Date: 2/14/2024
Issue:

Drawing Title: **Plat**

2 of 2

758734_MitchellHighlands_758734-02_MitchellHighlands_SECTION 3 PLAT.dwg - 2/14/2024 - Alex Blenson

Brad Bodenmiller

From: Luke Sutton <lsutton@unioncountyohio.gov>
Sent: Friday, March 8, 2024 12:27 PM
To: Brad Bodenmiller
Subject: Mitchell Highlands

We have a bond accepted for section 3, but do not have a bond for section 5. We recommend approval of section 3, but denial of section 5 for a lack of bond.

Luke Sutton, PE
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov



Brad Bodenmiller

From: Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>
Sent: Wednesday, February 28, 2024 4:22 PM
To: Brad Bodenmiller; Matt Ackroyd
Subject: RE: Copy of Distribution Letter + Plat for Mitchell Highlands Section 3 Final Plat
Attachments: MitchHighSect3CoRev.pdf

Good Afternoon,
We spotted one item we missed before. Sorry about that.

It was an acreage at the bottom center of Page 1. It was 6.135 acres and should be 6.315 acres for the acreage with the parcel number. It is noted in red on the attached pdf.

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, February 27, 2024 4:06 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Gram Dick <gramdick@lucplanning.com>; heathermartin@lucplanning.com
Subject: Copy of Distribution Letter + Plat for Mitchell Highlands Section 3 Final Plat

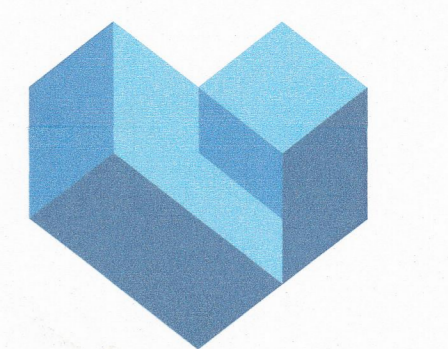
Good afternoon,

I attached a copy of the **Distribution Letter** generated for and a **digital copy** of **Mitchell Highlands, Section 3 – Final Plat**. Paper copies are being delivered/mailed today. Please review the Plat carefully because it was **updated**. Please note the meeting dates and call with any questions. Thank you!

Note: This is one of three subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com

Review # 2-2824

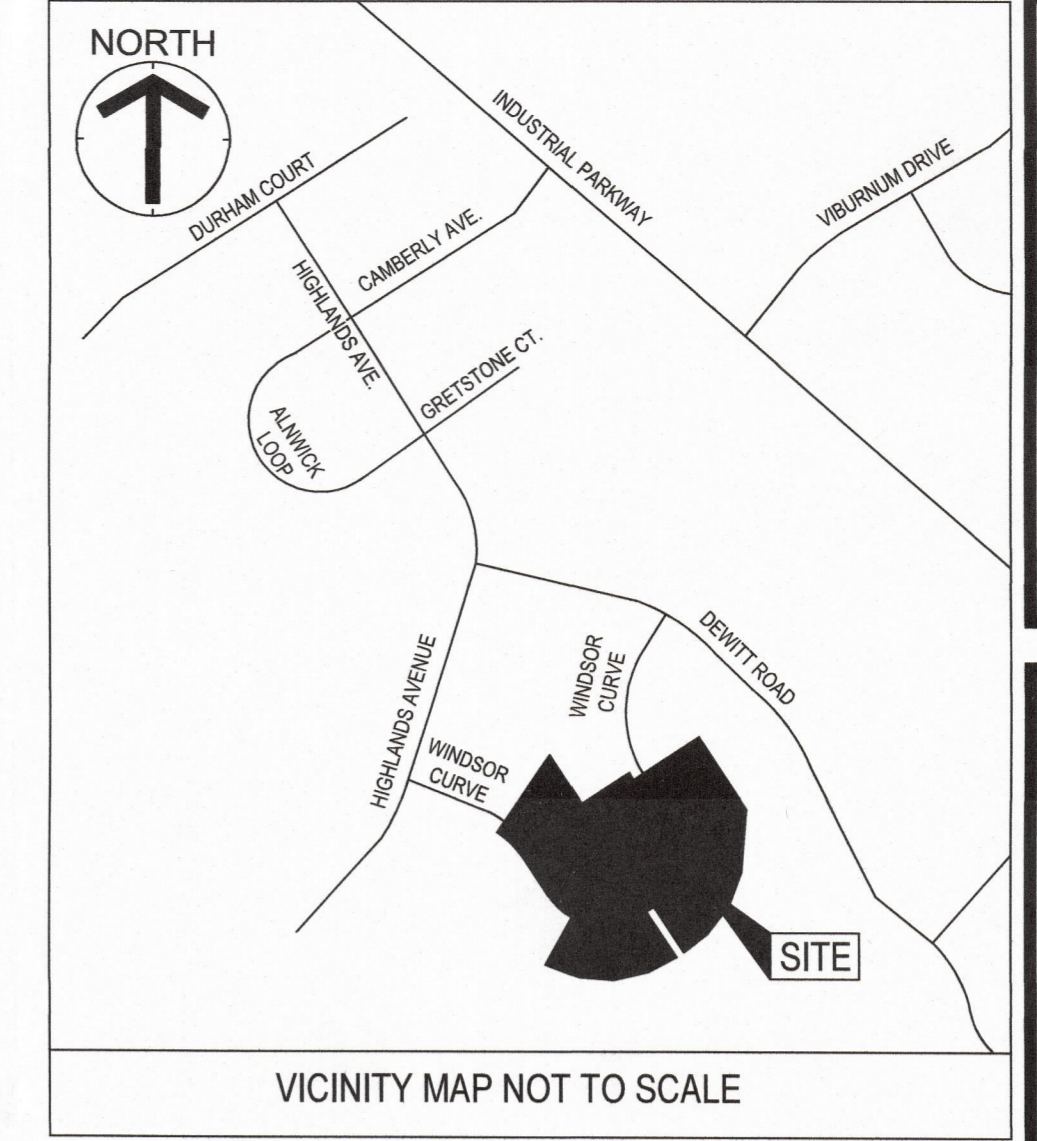


CESO
WWW.CESOINC.COM

3601 High Rd., Suite 300
Hilliary, OH 43122
Phone: 937.435.8584 Fax: 888.208.4820

MITCHELL HIGHLANDS SECTION 3

STATE OF OHIO, COUNTY OF UNION, JEROME TOWNSHIP,
VIRGINIA MILITARY SURVEY NO. 5134



VICINITY MAP NOT TO SCALE

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, JEROME TOWNSHIP, VIRGINIA MILITARY SURVEY 5134, CONTAINING 6.315 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT ORIGINAL 95.035 ACRE TRACT OF LAND CONVEYED TO ROCKFORD HOMES, INC., OF RECORD IN INSTRUMENT NUMBER 201608240006790.

THE UNDERSIGNED, ROCKFORD HOMES, INC., BY JIM LIPNOS, DIRECTOR OF LAND OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, MITCHELL HIGHLANDS SECTION 3, A SUBDIVISION CONTAINING LOTS NUMBERED 115-122 AND 153-164, AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PART OF WINDSOR CURVE AND NOT HERTOFORE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT". DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., SBC, SPECTRUM, UNION RURAL ELECTRIC (URE), INSIGHT COMMUNICATIONS, WIDE OPEN WEST AND THE CITY OF MARYSVILLE.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

KNOW ALL MEN BY THESE PRESENTS THAT JIM LIPNOS AND ROCKFORD HOMES, INC., OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, PARKS, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

SIGNED AND ACKNOWLEDGED IN THE PRESENCE OF: ROCKFORD HOMES, INC. AN OHIO CORPORATION

BY: JIM LIPNOS, DIRECTOR OF LAND

WITNESS

STATE OF OHIO COUNTY OF:

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JIM LIPNOS, DIRECTOR OF LAND OF SAID ROCKFORD HOMES, INC., AN OHIO CORPORATION LANDS PLATTED HEREIN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

DAY OF

BY: NOTARY PUBLIC

REVIEWED THIS DAY OF 2024

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS DAY OF 2024

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS DAY OF 2024

UNION COUNTY ENGINEER

APPROVED THIS DAY OF 2024

LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS DAY OF 2024 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS DAY OF 2024

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

TRANSFERRED THIS DAY OF 2024

UNION COUNTY AUDITOR

FILED FOR RECORD THIS DAY OF 2024, AT M.

RECORDED THIS DAY OF 2024 IN PLAT BOOK PAGE

UNION COUNTY RECORDER

ZONING

THE SITE IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) IN ACCORDANCE WITH THE PROVISIONS OF CASE #PD16-123.

BASIS OF BEARING

THE BASIS OF BEARING SHOWN HEREON IS BASED ON SOUTH 49°01'47" EAST FOR A PORTION OF THE CENTERLINE OF INDUSTRIAL PARKWAY, OHIO STATE PLANE SOUTH ZONE, NAD 83 (2011) AS DETERMINED BY GPS OBSERVATIONS.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5134, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 1.241 ACRES IN STREETS AND 5.074 ACRES IN LOTS MAKING A TOTAL OF 6.315 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE CHORD AND ARC DISTANCES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF MITCHELL HIGHLANDS SECTION 3, AS SURVEYED NOVEMBER 2021.

MATTHEW J. ACKROYD, P.S. DATE: OHIO P.S. NO. 8897 2800 CORPORATE EXCHANGE DRIVE, SUITE 400 COLUMBUS, OHIO 43231

- CESO IRON PIN LEGEND
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)

ACREAGE BREAKDOWN
PARCEL NUMBERS: MAP NUMBERS:
17-00220190000 135-00-00-082.0000

6.315 ACRES
6.315

OWNER/DEVELOPER:
ROCKFORD HOMES
899 POLARIS PARKWAY SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: COREY THEUERKAUF

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 619-0515
CONTACT: MATT ACKROYD
DATED: 12/18/2023

MITCHELL HIGHLANDS SECTION 3
Jerome Township, County of Union, State of Ohio
Virginia Military Survey No. 5134

Revisions / Submissions

ID	Description	Date
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© 2023 CESO, INC.
Project Number: 758734
Scale: N/A
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Issue:

Drawing Title:
Plat
1 of 2

758734_MitchellHighlands_3and504-SURVEY.Dwg/758734-KH-MITCHELL HIGHLANDS-SECTION 3 PLAT.dwg - 2/14/2024 - Alex Benson



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

Jerome Township Zoning Department

February 28, 2024

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

Re.: Mitchell Highlands Section 3 – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Mitchell Highlands Section 3 – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows.

1. Per Section 500.09 of the Zoning Resolution, approval of a detailed development plan by the Township Zoning Commission is required prior to establishment of any use or construction of any structure. A detailed development plan for this section is currently under review by the Township Zoning Commission, but that application will not be reviewed prior to the upcoming meeting of LUCRPC. Therefore, I am unable to confirm that this proposed plat complies with the application zoning regulations as required by Section 324 of the Subdivision Regulations
2. The applicant/developer should contact the Township Road Department if they wish to contract for snow removal services for the proposed streets prior to acceptance by the County Engineer.

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

Brad Bodenmiller

From: Chad Ritzler <critzler@marysvilleohio.org>
Sent: Wednesday, March 6, 2024 3:34 PM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: Marysville Comments - March LUC Executive Meeting

Brad,

Here are the City of Marysville's comments for the agenda items at the March LUC Executive Meeting. Please let me know if you have any questions or concerns.

Mitchell Highlands, Section 3 - Final Plat

1. No Comments

Mitchell Highlands, Section 5 - Final Plat

1. Please extend 20' Utility Easement west of Lot 72.

Hyland Croy Commercial - Preliminary Plat

1. Increase all Utility Easements flanking the right-of-way from 10' to 20' Utility Easements
2. Provide 12-foot structurally sound access drive along west property line to allow for City access to proposed sanitary sewer manhole.

Chad Ritzler

Sr. Project Engineer

City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040
(937) 645-7373 (office)



Brad Bodenmiller

From: Joseph Grove <jgrove@unioncountyohio.gov>
Sent: Wednesday, February 28, 2024 3:45 PM
To: Brad Bodenmiller
Subject: RE: Copy of Distribution Letter + Plat for Mitchell Highlands Section 3 Final Plat

Union Soil and Water has no comments for **Mitchell Highlands, Section 3 – Final Plat**.

Joseph Grove
Urban Technician
Union Soil & Water Conservation District
18000 State Route 4, Suite D
Marysville, OH 43040
937-642-5871 x 2216
jgrove@unioncountyohio.gov



please consider the environment - do you really need to print this email?

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, February 27, 2024 4:06 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Gram Dick <gramdick@lucplanning.com>; heathermartin@lucplanning.com
Subject: Copy of Distribution Letter + Plat for Mitchell Highlands Section 3 Final Plat

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Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com



Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 Marysville, OH 43040
office: 800.642.1826 or 937.642.1826 | email: services@ure.com | website: ure.com

Mar 4, 2024

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, OH 43319

Name of Development – Mitchell Highlands Section 3

Details -

Number of Lots: 20
Front Setback: 25 Feet
Side Setback: 5 Feet each side
Rear Setback: 30 Feet
Placement of Electric Facilities – Front and Rear lot

Union Rural Electric Terms and Conditions - Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Easement Requirements – URE has easement requirements of 20 feet for underground primary and secondary facilities.

- Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on a property line, require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable).
- Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).
- Allow Utility ingress and egress of open space as necessary for maintenance, repairs, replacement of electric facilities.
- Where practical, do not place the easement area over building setbacks, adjacent to is acceptable. URE does not want the primary conductor to be within five feet of the basement walls or building footers.
- Electric easements must be platted and shown on final plat plans.
- No permanent or semi-permanent structures, fencing, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with installation or maintenance of facilities.

Street Crossings and Adjacent Property Paths - Street crossing and adjacent property paths to be determined when facilities layout is completed.

Landscape Plans - Landscape Plans shall not interfere with URE utility easements or access to URE facilities and shall comply with any regulatory and/or NESC rules.



Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 Marysville, OH 43040
office: 800.642.1826 or 937.642.1826 | email: services@ure.com | website: ure.com

URE Contacts:

- Matt Zarnosky – V.P. Engineering and Operations - Office 937-645-9246 – Cell 716-510-6640
- Brent Ransome – Manager of Engineering – Office 937-645-9241
- Ed Peper – Engineer – Office 937-645-9240
- Ron McGlone – Engineer – Office 937-645-9263
- Beau Michael – Key Accounts – Office 937-645-9251 – Cell 937-537-0370

General Comments:

- Sheet 1 of 2: No comments.
- Sheet 2 of 2: No Comments.

URE will still need to work with the developer to complete the electrical facility layout.

Regards,

Brent Ransome
Manager of Engineering Services
Union Rural Electric Cooperative, Inc
15461 US Hwy 36
Marysville, Ohio 43040
Direct: (937) 645-9241



Staff Report – Mitchell Highlands Section 5

Applicant:	<p>Kimley-Horn c/o Mike Reeves 7965 North High Street, Suite 200 Columbus, OH 43235 mike.reeves@kimley-horn.com</p> <p>Rockford Homes c/o Jim Lipnos 999 Polaris Parkway Columbus, OH 43240 jlipnos@rockfordhomes.net</p> <p>CESO, Inc. c/o Mike Reeves 2800 Corporate Exchange Drive Columbus, OH 43231 matt.ackroyd@cesoinc.com</p>
Request:	Approval of Mitchell Highlands, Section 5 – Final Plat. Note: This Plat was tabled by LUC’s Executive Committee’s during its February 2024 meeting.
Location:	Located northwest of the Mitchell-Dewitt Road and Industrial Parkway intersection in Jerome Township, Union County.

Staff Analysis:	<p>This Final Plat involves 10.931 acres of land and proposes 31 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> ○ 2.005 acres in right-of-way ○ 7.461 acres in single-family residential lots ○ 1.465 acres in open space <p>Proposed utilities:</p> <ul style="list-style-type: none"> ○ City of Marysville public water service ○ City of Marysville public sewer service <p>Preliminary Plat:</p> <ul style="list-style-type: none"> ○ The original Preliminary Plat was approved in September 2016. It was extended in 2018, 2020, and 2022. ○ The Section 1 Final Plat was approved in Oct 2017.
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- The Section 2 Final Plat was approved in Oct 2017.
- The Section 6 Final Plat was approved in Oct 2021.
- The Section 4 Final Plat was approved Aug 2022.

• **Union County Engineer’s Office**

- The Engineer’s Office submitted comments in an email dated 03-08-24. The Engineer’s Office reported the Construction Drawings are approved, but construction has not completed. Due to this, a bond or surety was required, but none has been approved yet. The Engineer’s Office recommended denial due to the **outstanding bond**. The Engineer’s Office reserved the right to change its recommendation, should its comments be addressed prior to the LUC meetings.

• **Union County Soil & Water Conservation District**

- In an email dated 02-28-24, the District advised it had no comments.

• **Union County Health Department**

- No comments received as of 03-06-24. Standard comments from the Health Department are below:
 1. “All efforts should be made to provide a point of connection (via easements and/or service lines) to both water and sewer to any adjacent home, business, or any other facility that is serviced by a private water system (PWS) and/or sewage treatment system (SWS).”
 2. Any home, business, or other structure that is currently being serviced by a private sewage treatment system (STS) and ends up being situated within 200’ of a sanitary sewer easement, shall be brought to the attention of the Union County Health Department.”
 3. “If at any at time during development of the subdivision a private water system (PWS) (well, cistern, etc.) or sewage treatment system (STS) is found, our office shall be immediately contacted for inspection. Proper permitting must be obtained for sealing and/or abandonment of a private water system (PWS) and sewage treatment system (STS).”



• **City of Marysville**

- The City submitted comments in an email dated 03-06-24.
 1. The City requested extension of the Utility Easement west of Lot 72. **Note: LUC does not recommend this change because it impacts another subdivision, not included in this proposal. This would require an Amended Final Plat.**

• **Jerome Township**

- The Township submitted comments in a letter dated 02-28-24. The Township is **unable to confirm** whether the Plat conforms to the Detailed Development Plan because none has been approved.

• **ODOT District 6**

- No comments received as of 03-06-24.

• **Union Rural Electric**

- In a letter dated 03-04-24, URE advised it had no comments.

• **LUC Regional Planning Commission**

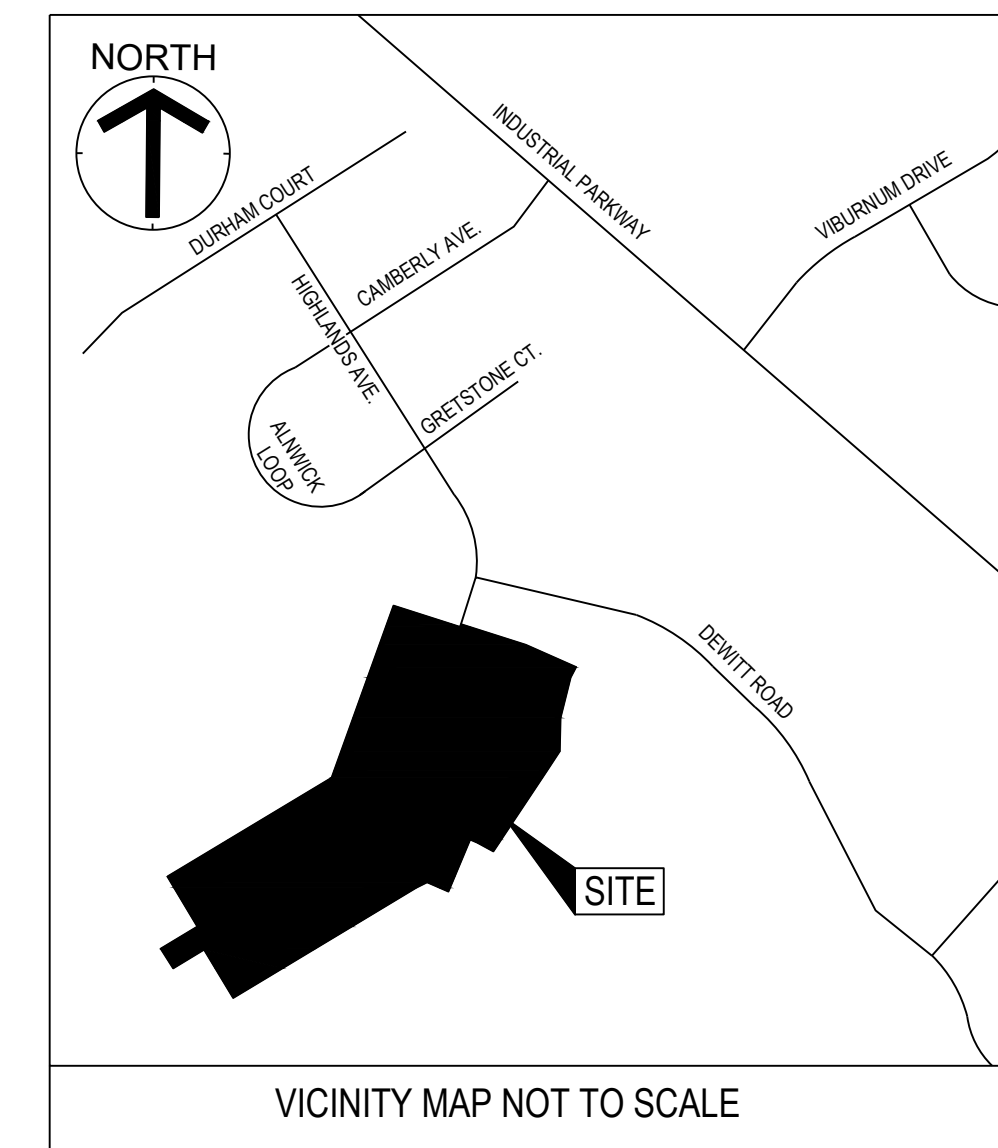
1. Sheet 2: The Drn Esmt along the side of Lot 72 is below the Subdivision Regulations minimum of 10'. Please review and adjust (§323, 7.; §414).
2. Sheet 2: In and around Reserve H, is there an existing environmental covenant missing? It was depicted on the prior submittal.
3. A letter from Jerome Township certifying that the Final Plat conforms with the Township's zoning is required before any approval of the Final Plat may be granted (§401; §412, 1.; §413, 2.).
4. A letter is required from the County Engineer verifying all required improvements have been installed and approved by the proper officials or agencies, or verifying a bond or other surety, approved by the County Commissioners and their legal counsel, has been furnished assuring installation of the required improvements (§324, 2.; §326; §330).



Staff Recommendations:	Staff recommends <i>DENIAL</i> of Mitchell Highlands, Section 5 – Final Plat. Although the minor technical items in this staff report could be incorporated on the Final Plat Mylar for the 02-08-24 LUC meetings, certification that the Final Plat conforms with the Township’s zoning (§401; §412, 1.; §413, 2.) and confirmation of approval of the outstanding bond or other surety (§324, 2.; §326; §330) is required before staff is comfortable recommending otherwise.
Z&S Committee Recommendations:	<i>Option for action:</i> <ul style="list-style-type: none">○ <i>Approval</i>○ <i>Conditional Approval (state conditions)</i>○ <i>Denial (state reasons)</i>○ <i>Table (if requested)</i>

MITCHELL HIGHLANDS SECTION 5

STATE OF OHIO, COUNTY OF UNION, JEROME TOWNSHIP,
VIRGINIA MILITARY SURVEY NO. 5134



WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO THE EXECUTION OF THE SAID PLAT AND DO DEDICATE THE STREETS, PARKS, OR PUBLIC GROUNDS AS SHOWN HEREON TO THE PUBLIC USE FOREVER.

SITUATED IN THE STATE OF OHIO, COUNTY OF UNION, JEROME TOWNSHIP, VIRGINIA MILITARY SURVEY 5134, CONTAINING 10.931 ACRES OF LAND, MORE OR LESS, BEING ALL OUT OF THAT ORIGINAL 95.035 ACRE TRACT OF LAND CONVEYED TO ROCKFORD HOMES INC., OF RECORD IN INSTRUMENT NUMBER 201608240006790.

THE UNDERSIGNED, ROCKFORD HOMES, INC., BY JIM LIPNOS, DIRECTOR OF LAND OF THE LANDS PLATTED HEREIN, DULY AUTHORIZED IN THE PREMISES, DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS, " MITCHELL HIGHLANDS SECTION 5", A SUBDIVISION CONTAINING LOTS NUMBERED 57-87 AND RESERVE "H", AND DOES HEREBY ACCEPT THIS PLAT OF SAME AND DEDICATED TO PUBLIC USE, AS SUCH, ALL OR PARTS OF HIGHLANDS AVENUE HEREON AND PART OF WINDSOR CURVE AND NOT HERTOFERE DEDICATED.

EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "UTILITY EASEMENT". DESIGNATED EASEMENTS PERMIT THE CONSTRUCTION, OPERATION AND MAINTENANCE OF ALL PUBLIC AND QUASI-PUBLIC UTILITIES ABOVE, BENEATH AND ON THE SURFACE OF THE GROUND AND, WHERE NECESSARY, NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH EASEMENTS ARE HEREBY RESERVED. EASEMENTS SHOWN HEREON ARE RESERVED FOR, BUT NOT LIMITED TO, THE FOLLOWING COMPANIES: COLUMBIA GAS OF OHIO, INC., SBC, SPECTRUM, UNION RURAL ELECTRIC (URE), INSIGHT COMMUNICATIONS, WIDE OPEN WEST AND THE CITY OF MARYSVILLE.

DRAINAGE EASEMENTS ARE HEREBY RESERVED IN, OVER AND UNDER AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT". WITHIN THOSE AREAS DESIGNATED AS "DRAINAGE EASEMENT" ON THIS PLAT, AN EASEMENT IS HEREBY RESERVED FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING MAJOR STORM WATER DRAINAGE SWALES AND/OR OTHER STORM WATER DRAINAGE FACILITIES. NO ABOVE GRADE STRUCTURES, DAMS OR OTHER OBSTRUCTIONS TO THE FLOW OF STORM WATER RUNOFF ARE PERMITTED WITHIN DRAINAGE EASEMENT AREAS AS DELINEATED ON THIS PLAT UNLESS APPROVED BY THE UNION COUNTY ENGINEER. NO BUILDING SHALL BE CONSTRUCTED IN ANY AREA OVER WHICH DRAINAGE EASEMENTS ARE HEREBY RESERVED.

KNOW ALL MEN BY THESE PRESENTS THAT JIM LIPNOS AND ROCKFORD HOMES, INC., OWNERS OF THE LAND INDICATED ON THE ACCOMPANYING PLAT, HAVE AUTHORIZED THE PLATTING THEREOF AND DO HEREBY DEDICATE THE (STREETS, ROADS, PARKS, EASEMENTS, ETC.) TO THE PUBLIC USE FOREVER.

**SIGNED AND ACKNOWLEDGED
IN THE PRESENCE OF:**

ROCKFORD HOMES, INC.
AN OHIO CORPORATION

BY: _____
WITNESS

JIM LIPNOS
DIRECTOR OF LAND

STATE OF OHIO
COUNTY OF: _____

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY, PERSONALLY CAME JIM LIPNOS, DIRECTOR OF LAND OF SAID ROCKFORD HOMES, INC., AN OHIO CORPORATION LANDS PLATTED HEREIN, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT TO BE THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THIS

_____ DAY OF _____, _____

BY _____
NOTARY PUBLIC

REVIEWED THIS _____ DAY OF _____, 2024

CHAIRMAN, JEROME TOWNSHIP TRUSTEES

APPROVED THIS _____ DAY OF _____, 2024

UNION COUNTY HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____, 2024

UNION COUNTY ENGINEER

APPROVED THIS _____ DAY OF _____, 2024

LUC REGIONAL PLANNING COMMISSION

RIGHTS-OF-WAY FOR PUBLIC STREETS AND ROADS HEREIN DEDICATED TO PUBLIC USE ARE HEREBY APPROVED THIS _____ DAY OF _____, 2024 FOR THE COUNTY OF UNION, STATE OF OHIO. STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC USE UNLESS AND UNTIL CONSTRUCTION IS COMPLETED AND ACCEPTED AS SUCH BY UNION COUNTY. IN ADDITION, STREET IMPROVEMENTS WITHIN SAID DEDICATED RIGHTS-OF-WAY SHALL NOT BE ACCEPTED FOR PUBLIC MAINTENANCE UNTIL THE MAINTENANCE PERIOD TRANSPIRES AND THE STREET IMPROVEMENTS ARE ACCEPTED FOR PUBLIC MAINTENANCE BY UNION COUNTY.

APPROVED THIS _____ DAY OF _____, 2024

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

UNION COUNTY COMMISSIONER

TRANSFERRED THIS _____ DAY OF _____, 2024

UNION COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2024, AT _____ M.

RECORDED THIS _____ DAY OF _____, 2024 IN PLAT BOOK _____ PAGE _____

UNION COUNTY RECORDER

ZONING

THE SITE IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) IN ACCORDANCE WITH THE PROVISIONS OF CASE #PD16-123.

BASIS OF BEARING

THE BASIS OF BEARING SHOWN HEREON IS BASED ON SOUTH 49°01'47" EAST FOR A PORTION OF THE CENTERLINE OF INDUSTRIAL PARKWAY, OHIO STATE PLANE SOUTH ZONE, NAD 83 (2011) AS DETERMINED BY GPS OBSERVATIONS.

SOURCE OF DATA

THE SOURCES OF RECORDED SURVEY DATA REFERENCED IN THE PLAN AND TEXT OF THIS PLAT ARE THE RECORDS OF THE RECORDER'S OFFICE, UNION COUNTY, OHIO.

IRON PINS

ALL IRON PINS SET ARE SOLID 5/8" REBAR WITH A CAP MARKED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

PERMANENT MARKERS

ALL PERMANENT MARKERS SET ARE SOLID IRON PINS, 1" IN DIAMETER, WITH AN ALUMINUM CAP STAMPED "CESO". MONUMENTS SHALL BE SET UPON COMPLETION OF CONSTRUCTION.

CERTIFICATION

THE ACCOMPANYING PLAT REPRESENTS A SUBDIVISION OF LAND IN V.M.S. NO. 5134, JEROME TOWNSHIP, UNION COUNTY, OHIO. THE TRACT HAS AN AREA OF 2.005 ACRES IN STREETS, 1.465 ACRES IN RESERVES AND 7.461 ACRES IN LOTS MAKING A TOTAL OF 10.931 ACRES.

ALL MEASUREMENTS ARE IN FEET AND DECIMALS OF A FOOT. ALL MEASUREMENTS ON CURVES ARE CHORD AND ARC DISTANCES.

I HEREBY CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF MITCHELL HIGHLANDS SECTION 5, AS SURVEYED NOVEMBER 2021.

MATTHEW J. ACKROYD, P.S. _____ DATE: _____

OHIO P.S. NO. 8897
2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231

CESO IRON PIN LEGEND

- ⊙ 3/4" IRON PIN FOUND W/ CESO CAP UNLESS OTHERWISE DESCRIBED
- ⊙ IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- ⊕ MAG NAIL FOUND

ACREAGE BREAKDOWN

PARCEL NUMBERS: 17-00220190000 MAP NUMBERS: 135-00-00-082.0000 ACREAGE: 10.931 ACRES

OWNER/DEVELOPER:
ROCKFORD HOMES
999 POLARIS PARKWAY SUITE 200
COLUMBUS, OH 43240
PHONE: (614) 785-0015
CONTACT: COREY THEUERKAUF

SURVEYOR:
CESO, INC.
2800 CORPORATE EXCHANGE DRIVE
SUITE 400
COLUMBUS, OH 43231
PHONE: (614) 619-0515
CONTACT: MATT ACKROYD
DATED: 12/18/2023

Revisions / Submissions

ID	Description	Date

© 2023 CESO, INC.

Project Number: 758734

Scale: N/A

Drawn By: ATW

Checked By: ALB

Date: 2/8/2024

Issue:

Drawing Title:

Plat



NOTE "A": MITCHELL HIGHLANDS SECTION 5 IS ZONED PLANNED DEVELOPMENT DISTRICT (PD) AND SHALL BE SUBJECT TO THE APPLICABLE REGULATIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION.

SINGLE FAMILY (57-87)	
MIN. LOT AREA:	8,276 SF
MIN. LOT WIDTH:	60'
FRONT YARD SETBACK:	25'
REAR YARD SETBACK:	25'
SIDE YARD SETBACK:	5'

NOTE "B": ACREAGE BREAKDOWN
 TOTAL ACREAGE: 10.931 Acres
 ACREAGE IN LOTS 57-87 INCLUSIVE: 7.461 Acres
 ACREAGE IN RESERVE "H": 1.465 Acres
 TOTAL ACREAGE IN RIGHT-OF-WAYS: 2.005 Acres

NOTE "C": AT THE TIME OF PLATTING, ALL OF THE LAND HEREBY BEING PLATTED AS MITCHELL HIGHLANDS SECTION 5, IS IN THE FLOOD HAZARD ZONE "X" (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED AND DELINEATED ON THE FEMA FLOOD INSURANCE MAP FOR UNION COUNTY, OHIO, AND INCORPORATED AREAS, MAP NUMBER 39159C0388D WITH EFFECTIVE DATE OF DECEMBER 16, 2008.

NOTE "D": AT THE TIME OF PLATTING, THE LAND CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT IS SUBJECT TO THE APPLICABLE PROVISIONS OF THE JEROME TOWNSHIP ZONING RESOLUTION, AND THE TOWNSHIP IS THE ZONING AUTHORITY. AT THE REQUEST OF THE ZONING AUTHORITY AND IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS, THIS PLAT SHOWS SOME OF THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE FILING OF THIS PLAT. SAID ZONING REGULATIONS ARE SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE CONSTRUED AS CREATING PLAT OR SUBDIVISION RESTRICTIONS. PRIVATE USE RESTRICTIONS, COVENANTS RUNNING WITH THE LANDS OR TITLE ENCUMBRANCES OF ANY NATURE EXCEPT TO THE EXTENT SPECIFICALLY IDENTIFIED AS SUCH, THE APPLICABLE ZONING REGULATIONS MAY CHANGE FROM TIME TO TIME AND SHOULD BE REVIEWED WITH THE ZONING AUTHORITY PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS TO DETERMINE THE CURRENT APPLICABLE ZONING REGULATIONS.

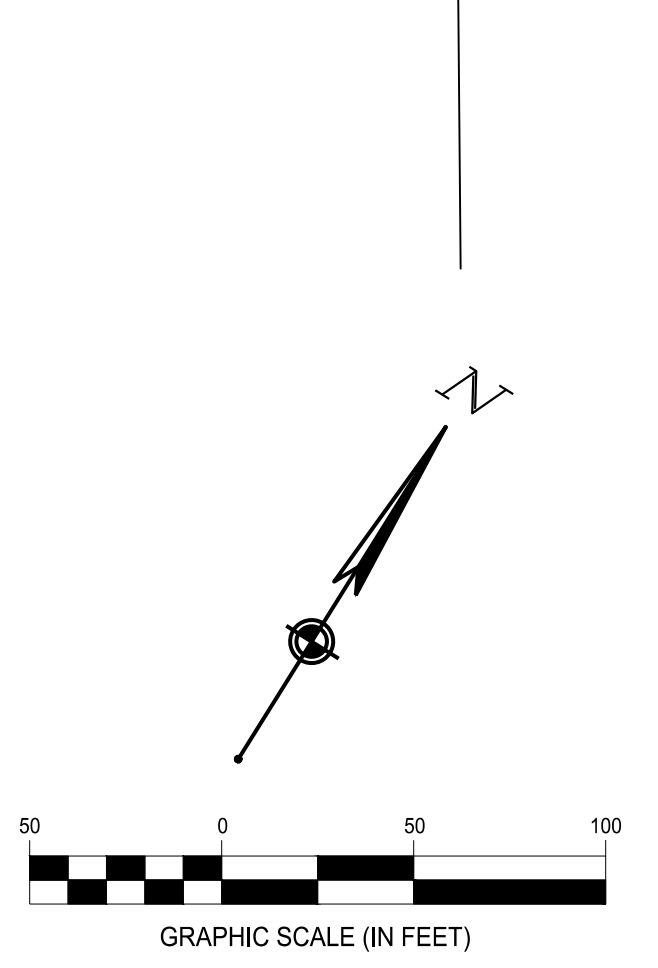
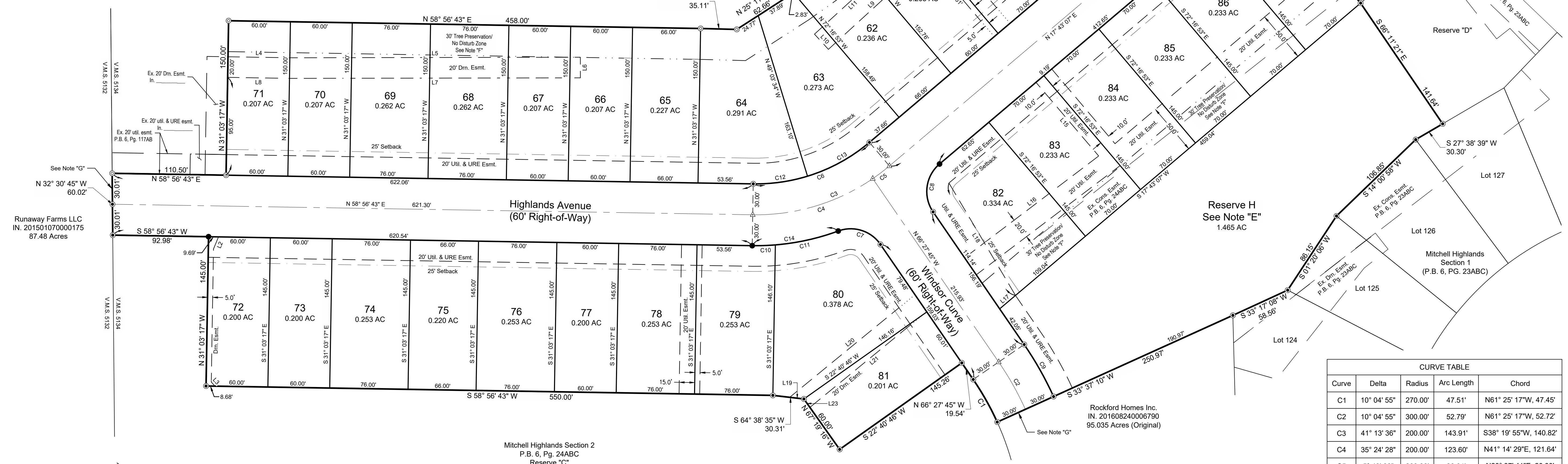
NOTE "E": RESERVE "H" IS TO BE OWNED AND MAINTAINED BY THE MITCHELL HIGHLANDS HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF COMMON OPEN SPACE AND STORM WATER CONTROL AND MAINTENANCE.

NOTE "F": THE AREAS INDICATED AS TREE PRESERVATION/NO DISTURB ZONES SHALL BE SUBJECT TO THE APPLICABLE PROVISIONS OF THE ZONING RESOLUTION, INCLUDING THE REGULATION TEXT THAT APPLIES TO THIS PLANNED DEVELOPMENT DISTRICT. REMOVAL OF TREES AND VEGETATION MAY ONLY BE MADE IN COMPLIANCE WITH THOSE PROVISIONS WHICH MAY INCLUDE APPROVAL OF A ZONING CERTIFICATE.

NOTE "G": NO VEHICULAR ACCESS TO BE IN EFFECT UNTIL SUCH TIME AS THE PUBLIC STREET RIGHT OF WAY IS EXTENDED BY PLAT, DEED, OR EASEMENT.

STANDARD DEED RESTRICTIONS FOR UNION COUNTY:

1. THERE SHALL BE NO DISCHARGE INTO ANY STREAMS OR STORM WATER OUTLETS OF ANY WASTE MATERIALS IN VIOLATION OF APPLICABLE LOCAL, STATE, OR FEDERAL REGULATIONS.
2. NO PERMANENT STRUCTURES, PLANTING, ETC. SHALL BE PERMITTED IN EASEMENT AREAS.
3. MAINTENANCE OF DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF THE OWNERS AFFECTED. IF ANY OWNER DAMAGES A DITCH, THAT OWNER SHALL BE RESPONSIBLE FOR THE REPAIR. OWNERS SHALL BE RESPONSIBLE FOR THE REPAIR. REPAIRS SHALL BE MADE IMMEDIATELY.
4. NO CONSTRUCTION MAY BEGIN OR BUILDING STARTED WITHOUT THE INDIVIDUAL LOT OWNER OBTAINING ZONING, BUILDING, WATER AND SEWER TAP, AND DRIVEWAY PERMITS. ZONING PERMITS ARE TO BE OBTAINED FROM THE TOWNSHIP ZONING INSPECTOR. BUILDING PERMITS ARE OBTAINED FROM THE UNION COUNTY BUILDING REGULATION DEPARTMENT AND DRIVEWAY PERMITS ARE OBTAINED FROM THE UNION COUNTY ENGINEER'S OFFICE. WATER & SEWER TAP PERMITS ARE OBTAINED FROM THE APPLICABLE SERVICE PROVIDER.
5. THE LOT OWNER AND HIS SUCCESSORS AND ASSIGNS AGREE TO ASSUME ANY AND ALL SANITARY SEWER, WATER SERVICE, AND DITCH MAINTENANCE CHARGES FOR MITCHELL HIGHLANDS SECTION 5.



CESO IRON PIN LEGEND

- 3/4" IRON PIN FOUND W/ CESO CAP UNLESS OTHERWISE DESCRIBED
- IRON PIN TO BE SET (5/8"x30" REBAR W/ CESO CAP)
- ▲ MAG NAIL SET
- PERMANENT MARKER SET (1"x30" REBAR W/ ALUMINUM CESO CAP)
- MAG NAIL FOUND

LINE TABLE

Line #	Direction	Length
L1	N17° 43' 07"E	7.32'
L2	S09° 33' 37"E	12.79'
L3	S74° 05' 35"E	5.39'
L4	N58° 56' 43"E	59.91'
L5	N57° 53' 32"E	281.95'
L6	S32° 06' 28"E	20.00'
L7	S57° 53' 32"W	282.14'
L8	S58° 56' 43"W	60.09'

LINE TABLE

Line #	Direction	Length
L9	S15° 31' 58"W	130.71'
L10	N74° 28' 02"W	20.00'
L11	N15° 31' 58"E	141.29'
L12	N17° 43' 07"E	280.69'
L13	S72° 16' 53"E	20.00'
L14	S17° 43' 07"W	65.00'
L15	N72° 23' 56"W	93.91'
L16	N20° 46' 50"E	163.37'

LINE TABLE

Line #	Direction	Length
L17	S17° 43' 07"W	20.14'
L18	S62° 37' 36"E	126.80'
L19	S64° 38' 35"W	13.90'
L20	N18° 38' 24"E	157.19'
L21	N18° 38' 24"E	146.53'
L23	S67° 19' 16"E	10.03'

CURVE TABLE

Curve	Delta	Radius	Arc Length	Chord
C1	10° 04' 55"	270.00'	47.51'	N61° 25' 17"W, 47.45'
C2	10° 04' 55"	300.00'	52.79'	N61° 25' 17"W, 52.72'
C3	41° 13' 36"	200.00'	143.91'	S38° 19' 55"W, 140.82'
C4	35° 24' 28"	200.00'	123.60'	N41° 14' 29"E, 121.64'
C5	5° 49' 08"	200.00'	20.31'	N20° 37' 41"E, 20.30'
C6	41° 13' 36"	170.00'	122.32'	N38° 19' 55"E, 119.70'
C7	75° 48' 05"	35.00'	46.30'	S75° 38' 13"W, 43.00'
C8	84° 10' 52"	35.00'	51.42'	S24° 22' 19"E, 46.92'
C9	10° 04' 55"	330.00'	58.07'	S61° 25' 17"E, 57.99'
C10	5° 35' 54"	230.00'	22.47'	S56° 08' 47"W, 22.46'
C11	15° 36' 40"	230.00'	62.67'	S45° 32' 30"W, 62.47'
C12	18° 00' 17"	170.00'	53.42'	S49° 56' 35"W, 53.20'
C13	23° 13' 19"	170.00'	68.90'	S29° 19' 47"W, 68.43'
C14	21° 12' 33"	230.00'	85.14'	N48° 20' 27"E, 84.65'

MITCHELL HIGHLANDS SECTION 5
 Jerome Township, County of Union, State of Ohio
 Virginia Military Survey No. 5134

Revisions / Submissions

ID	Description	Date

© 2023 CESO, INC.

Project Number: 758734
 Scale: 1"=50'
 Drawn By: ATW
 Checked By: ALB
 Date: 2/8/2024
 Issue:

Drawing Title: **Plat**

2 of 2

Brad Bodenmiller

From: Luke Sutton <lsutton@unioncountyohio.gov>
Sent: Friday, March 8, 2024 12:27 PM
To: Brad Bodenmiller
Subject: Mitchell Highlands

We have a bond accepted for section 3, but do not have a bond for section 5. We recommend approval of section 3, but denial of section 5 for a lack of bond.

Luke Sutton, PE
Union County Engineer
233 West Sixth Street
Marysville, OH 43040
Ph: (937) 645-3168
lsutton@unioncountyohio.gov



Brad Bodenmiller

From: Chris Clapsaddle <cclapsaddle@unioncountyohio.gov>
Sent: Wednesday, February 28, 2024 4:26 PM
To: Brad Bodenmiller
Subject: RE: Copy of Distribution Letter + Plat for Mitchell Highlands Section 5 Final Plat

Good afternoon,
We checked the plat and found everything looks good.

Thanks,
Chris

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, February 27, 2024 4:06 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Gram Dick <gramdick@lucplanning.com>; heathermartin@lucplanning.com
Subject: Copy of Distribution Letter + Plat for Mitchell Highlands Section 5 Final Plat

Good afternoon,

I attached a copy of the **Distribution Letter** generated for and a **digital copy** of **Mitchell Highlands, Section 5 – Final Plat**. Paper copies are being delivered/mailed today. Please review the Plat carefully because it was **updated**. Please note the meeting dates and call with any questions. Thank you!

Note: This is one of three subdivisions being shared. (Electric providers and townships will only receive a copy of relevant subdivisions; you may only receive as few as one email.)

Bradley Bodenmiller

Director | LUC Regional Planning Commission

P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319

P: (937) 666-3431 | www.lucplanning.com



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

Jerome Township Zoning Department

February 28, 2024

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

Re.: Mitchell Highlands Section 5 – Final Plat

Dear Mr. Bodenmiller,

I have received your notification of application for approval of the Final Plat known as Mitchell Highlands Section 5 – Final Plat. Based on the provisions of the Township Zoning Resolution, my comments are as follows.

1. Per Section 500.09 of the Zoning Resolution, approval of a detailed development plan by the Township Zoning Commission is required prior to establishment of any use or construction of any structure. A detailed development plan for this section is currently under review by the Township Zoning Commission, but that application will not be reviewed prior to the upcoming meeting of LUCRPC. Therefore, I am unable to confirm that this proposed plat complies with the application zoning regulations as required by Section 324 of the Subdivision Regulations
2. The applicant/developer should contact the Township Road Department if they wish to contract for snow removal services for the proposed streets prior to acceptance by the County Engineer.

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

Brad Bodenmiller

From: Chad Ritzler <critzler@marysvilleohio.org>
Sent: Wednesday, March 6, 2024 3:34 PM
To: Brad Bodenmiller
Cc: Kyle Hoyng
Subject: Marysville Comments - March LUC Executive Meeting

Brad,

Here are the City of Marysville's comments for the agenda items at the March LUC Executive Meeting. Please let me know if you have any questions or concerns.

Mitchell Highlands, Section 3 - Final Plat

1. No Comments

Mitchell Highlands, Section 5 - Final Plat

1. Please extend 20' Utility Easement west of Lot 72.

Hyland Croy Commercial - Preliminary Plat

1. Increase all Utility Easements flanking the right-of-way from 10' to 20' Utility Easements
2. Provide 12-foot structurally sound access drive along west property line to allow for City access to proposed sanitary sewer manhole.

Chad Ritzler

Sr. Project Engineer

City of Marysville, Ohio

209 South Main Street
Marysville, Ohio 43040
(937) 645-7373 (office)



Brad Bodenmiller

From: Joseph Grove <jgrove@unioncountyohio.gov>
Sent: Wednesday, February 28, 2024 3:45 PM
To: Brad Bodenmiller
Subject: RE: Copy of Distribution Letter + Plat for Mitchell Highlands Section 5 Final Plat

Union Soil and Water has no comments for **Mitchell Highlands, Section 5 – Final Plat**.

Joseph Grove
Urban Technician
Union Soil & Water Conservation District
18000 State Route 4, Suite D
Marysville, OH 43040
937-642-5871 x 2216
jgrove@unioncountyohio.gov



please consider the environment - do you really need to print this email?

From: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Sent: Tuesday, February 27, 2024 4:06 PM
To: Brad Bodenmiller <bradbodenmiller@lucplanning.com>
Cc: Gram Dick <gramdick@lucplanning.com>; heathermartin@lucplanning.com
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Bradley Bodenmiller
Director | LUC Regional Planning Commission
P.O. Box 219 | 10820 State Route 347 | East Liberty, Ohio 43319
P: (937) 666-3431 | www.lucplanning.com



Union Rural Electric Cooperative, Inc. | 15461 US Highway 36 Marysville, OH 43040
office: 800.642.1826 or 937.642.1826 | email: services@ure.com | website: ure.com

Mar 4, 2024

Bradley Bodenmiller
LUC Regional Planning Commission
10820 St. Rt. 347, PO Box 219
East Liberty, OH 43319

Name of Development – Mitchell Highlands Section 5

Details -

Number of Lots: 31
Front Setback: 25 Feet
Side Setback: 5 Feet each side
Rear Setback: 30 Feet
Placement of Electric Facilities – Front lot

Union Rural Electric Terms and Conditions - Development must comply with URE's Terms and Conditions for Supplying Electric Service.

Easement Requirements – URE has easement requirements of 20 feet for underground primary and secondary facilities.

- Actual location of electrical facilities can be located within a 10 feet easement if adjacent property has additional easements or right of way for ingress and egress totaling a minimum of 20 feet. When on a property line, require 10 ft easement on each of the adjacent properties. Developer to install creek/stream crossing (directional bore if applicable) 10 feet beyond stream protection easements (when applicable).
- Utility Easement for URE electric facilities will be joint use for phone, cable or other private communication entities (fiber).
- Allow Utility ingress and egress of open space as necessary for maintenance, repairs, replacement of electric facilities.
- Where practical, do not place the easement area over building setbacks, adjacent to is acceptable. URE does not want the primary conductor to be within five feet of the basement walls or building footers.
- Electric easements must be platted and shown on final plat plans.
- No permanent or semi-permanent structures, fencing, plantings, etc. shall be permitted in the easement areas. Said easement rights shall include the right, without liability therefore to remove trees and landscaping, including lawns within and without said easement premises which may interfere with installation or maintenance of facilities.

Street Crossings and Adjacent Property Paths - Street crossing and adjacent property paths to be determined when facilities layout is completed.

Landscape Plans - Landscape Plans shall not interfere with URE utility easements or access to URE facilities and shall comply with any regulatory and/or NESC rules.



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URE Contacts:

- Matt Zarnosky – V.P. Engineering and Operations - Office 937-645-9246 – Cell 716-510-6640
- Brent Ransome – Manager of Engineering – Office 937-645-9241
- Ed Peper – Engineer – Office 937-645-9240
- Ron McGlone – Engineer – Office 937-645-9263
- Beau Michael – Key Accounts – Office 937-645-9251 – Cell 937-537-0370

General Comments:

- Sheet 1 of 2: No comments.
- Sheet 2 of 2: No Comments.

URE will still need to work with the developer to complete the electrical facility layout.

Regards,

Brent Ransome
Manager of Engineering Services
Union Rural Electric Cooperative, Inc
15461 US Hwy 36
Marysville, Ohio 43040
Direct: (937) 645-9241



Staff Report – Mad River Township (C) Zoning Amendment

<p>Applicant:</p>	<p>Mad River Township Zoning Commission c/o Gerald Blair 3978 Storms Creek Rd Urbana, Ohio 43078 blairgr@outlook.com (937) 869-3088</p>
<p>Request:</p>	<p>The Mad River Township Trustees initiated an amendment to the text of the Zoning Resolution. The proposal amends solar energy related definitions in Article II Definitions and Section 1044 Solar Energy Systems (Less than 50MW).</p>
<p>Location:</p>	<p>Mad River Township is in south-west Champaign County and contains the unincorporated communities of Terre Haute, Thackery, and Westville. The southern-most edge borders Clark County.</p>
<p>Staff Analysis:</p>	<p>The Township adopted a previous iteration of the LUC Model Text for Solar Energy Systems. This text amendment incorporates recent LUC Model Text updates.</p> <p>The text is being modified to match the most recent version of the LUC model text along with a recommendation from LUC staff that changes the next to last sentence of “B. Principal Solar Energy Production Facilities” to read: “It is not the purpose of this regulation to regulate a major utility facility as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50 MW or greater)”. This is a recommendation that has been given to other Townships in the past.</p> <p>Prosecutor’s Office</p> <ul style="list-style-type: none"> ○ A copy of this proposal was forwarded to the County Prosecutor’s Office for consideration and comment. The Prosecutor’s Office has informed LUC Staff that they do not have any comments.
<p>Staff Recommendations:</p>	<p>Staff recommends APPROVAL of the proposed zoning text amendment.</p>
<p>Z&S Committee Recommendations:</p>	<p><i>Options for action:</i></p> <ul style="list-style-type: none"> ○ <i>Approval</i> ○ <i>Approval with Modifications (state modifications)</i> ○ <i>Denial</i>

Date of Request.

February 23, 2024

Logan-Union-Champaign Regional Planning Commission

c/o Aaron Smith

PO Box 219

East Liberty, OH 43319

aaronsmith@lucplanning.com

RE: Zoning Text Amendment Application, Mad River Township, Champaign County

Amendment topic: **Solar**

Dear LUC Regional Planning Commission Committee Members:

The Mad River Township Trustees met at 7:00 PM on February 15, 2024. During the meeting, amendments to the Zoning Resolution were initiated by motion of the Mad River Township Trustees. The amendments propose alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends.

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_Solar Energy Related Definitions.

a) Accessory Solar Energy. A solar collection system consisting of one or more roof/~~structure~~-~~building~~ mounted, ~~and/or~~ ground/pole mounted, ~~and/or other structure mounted~~ solar collector devices and solar related equipment, and is intended to primarily reduce on-site consumption of utility power. A system is considered an accessory solar energy system only if it supplies electrical or thermal power solely for on-site use, except that when a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

Page22

b) Principal Solar Energy Production Facility. An area of land or other area used for a solar collection system principally used to capture solar energy and convert it to electrical energy. ~~These production facilities primarily produce electricity to be provided off-site.~~ Principal solar energy production facilities consist of one or more ~~free-standing ground/pole roof/building mounted, ground/pole mounted, and/or other roof/~~structure mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. ~~These production facilities primarily produce electricity to be provided off-site. Examples include “Small Solar Facility” and “Community Solar Facility” as defined by statute or herein.~~

Solar Energy Equipment. Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, inverter(s), batteries, mounting brackets, **racking**, framing and/or foundation used for or intended to be used for the collection of solar energy.

f) Small Solar Facility. Pursuant to ORC 519.213 (A) (2), “Small Solar Facility” means solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than 50 MW.

g) Community Solar. Also known as shared solar, or solar gardens, is an energy model that allows customers to buy or lease part of a larger off-site shared solar photovoltaic (PV) system. For the purposes of this Resolution, “Community Solar” is considered to be a “Principal Solar Energy Production Facility”.

Page 64

Section 1044 **Small** Solar Energy Systems (Less than 50 MW).

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1. **An accessory** solar energy system is permitted in all zoning districts as an accessory to a principal use.
~~2. Solar energy systems of less than 500W do not require a permit.~~
2. **An accessory** solar energy system shall not be used for the generation of power for the sale or donation of energy to other users, although this provision shall not be interpreted to prohibit the sale or donation of excess power generated from time to time to the local utility company or the sale or donation of power as part of a net metering or similar arrangement. Net metering or similar arrangements are those where electricity produced by the accessory solar energy system displaces electricity that would otherwise be purchased from an electric utility or supplier for the lot where the accessory system is located. Net metering or similar arrangements shall be incidental and secondary to the production for on-site use.
3. **Accessory solar energy systems with a generation output of five hundred (500) watts or less, or a combination of accessory solar energy systems with an aggregate generation output of five hundred (500) watts or less, shall not require a permit and shall be exempt from the requirements of this section, provided that the system is independent and disconnected from the electrical service(s) supplied to the lot on which the accessory solar energy system is located.**
4. Roof/**Structure Building** mounted solar energy systems:

- a. Shall not extend beyond the perimeter (or edge of roof) of the building on which it is located.
 - b. May be mounted to a principal or accessory building.
 - c. Combined height of the solar energy system and building to which it is mounted may not exceed the ridgeline of the roof for hip, gable, and gambrel roofs.
5. Ground/Pole mounted solar energy systems:
- a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d.** The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of any structure or at least twenty (20) feet from the nearest property line, whichever is greater.
- 6. Other structure mounted accessory solar energy systems:**
- a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.**
 - b. Shall be permitted in the rear or side yard only.**
 - c. Shall be erected within an established clear fall zone.**
 - d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of any structure or at least twenty (20) feet from the nearest property line, whichever is greater.**

Page 66

67. Accessory S-solar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right of ways.

78. Accessory S solar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded within thirty (30) days of removal.

8 **9.** In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of application and shall include:

- a. Height of the proposed solar energy system(s) at maximum tilt.
- b. Evidence of established setbacks of 1.1 times the height of any ground/pole mounted or other structure mounted solar energy system structure other than a building and “clear fall zone”.
- c. Proof of notice to the electric utility company, Soil & Water Conservation District (for drainage impact purposes), and County Health Department/District (for on-site sewage treatment impacts) regarding the proposal ~~when applicable.~~

B. Principal Solar Energy Production Facilities

No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

It is not the purpose of this regulation to regulate a major utility facility, ~~or subsidiary use,~~ as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50 MW or greater). ~~It is also not the purpose of this regulation to regulate public utilities that meet the definitions as stated in the O.R.C. 4905.02 or O.R.C. 4905.03 and the three criteria of O.R.C. 4905.65(B).~~

Included with this cover letter, you will find a copy of the existing zoning as it appears in the Zoning Resolution. Proposed changes are **bolded** and ~~struck~~. Please refer to these attachments for further information.

Public Hearing.

The Mad River Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 7:00 PM on March 14, 2024, in the Mad River Township Hall.

Point of Contact.

Please consider me Gerald Blair Township’s point of contact for this matter. My contact information is below:

Gerald Blair
3978 Storms Creek Rd
Urbana, Ohio 43078
blairgr@outlook.com
937-869-3088

Sincerely,

attachments.

Proposed Zoning Resolution Text Amendments (text changes shown ~~removed~~ and **added**)



Zoning Text Amendment Checklist

Date: February 23, 2024

Township: Mad River

Amendment Title: Solar energy updates

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/>	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

RESOLUTION # Feb 15, 2024

RESOLUTION TO INITIATE AN AMENDMENT TO THE
ZONING RESOLUTION AND ZONING MAP OF
MAD RIVER TOWNSHIP, CHAMPAIGN COUNTY, OHIO
O.R.C. SECTION 519.12(A)

Township Trustee Dave Riley moved the adoption of the following resolution:

That an amendment to the Mad River Township Zoning Resolution and Zoning Map, attached hereto, be hereby initiated by the Mad River Township Board of Trustees this 15 day of February, 2024.

Township Trustee Aaron Brown seconded said motion. Upon the roll being called, the vote of the members of the board of township trustees was as follows:

<u>Trustee</u>	<u>Vote</u>
<u>Mr. Laughman</u>	<u>yes</u>
<u>Mr. Riley</u>	<u>yes</u>
<u>Mr. Brown</u>	<u>yes</u>

Attested to by:



Richard Ford
Township Fiscal Officer

2/15/2024

Date

Mad River Township Champaign County, Ohio

Zoning Resolution

As Adopted: October 2022
Amendment

6. **Sign, Marquee.** A display sign attached to or hung from a marquee, canopy or other covered structure projecting from and supported by the building and extending beyond the building wall, building line, or street lot line.
7. **Sign, Pole.** Any sign which is erected on a pole or poles, which is wholly or partially independent of any building for support.
8. **Sign, Political.** A sign which announces the candidacy of a person or slate or persons running for elective office, a political party, or issue or slate of issues.
9. **Sign, Portable.** A sign which is designed to be easily movable.
10. **Sign, Projecting.** A display sign which is attached directly to the building wall and which extends more than fifteen (15) inches from the face of the wall.
11. **Sign, Roof.** A display sign which is erected, constructed, and maintained above the roof of the building.
12. **Sign, Temporary.** A display sign, banner or other advertising device constructed on cloth, canvas, fabric or other light temporary material, with or without a structural frame, intended for a limited period of display, including decorative displays for holidays or public demonstrations.
13. **Sign, Wall.** A display sign which is painted on or attached directly to the building wall and which extends not more than fifteen inches from the face of the wall.

Service Station. Any building, structure, or land used for the dispensing and sale at retail of any automobile fuels, oils, for accessories, including lubrication of automobiles and replacement or installation of minor parts and accessories but not including major repair work.

Solar Energy Related Definitions.

- a) **Accessory Solar Energy.** A solar collection system consisting of one or more roof/~~structure~~building mounted, ~~and/or~~ ground/pole mounted, ~~and/or other structure mounted~~ solar collector devices and solar related equipment, and is intended to primarily reduce on-site consumption of utility power. A system is considered an accessory solar energy system only if it supplies electrical or thermal power solely for on-site use, except that when a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

- b) **Principal Solar Energy Production Facility.** An area of land or other area used for a solar collection system principally used to capture solar energy and convert it to electrical energy. These production facilities primarily produce electricity to be provided off-site. Principal solar energy production facilities consist of one or more ~~free-standing ground/pole roof/building mounted,~~ ground/pole mounted, and/or ~~other roof/structure mounted~~ solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. ~~These production facilities primarily produce electricity to be provided off-site.~~ Examples include “Small Solar Facility” and “Community Solar Facility” as defined by statute or herein.
- c) **Solar Energy Equipment.** Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, inverter(s), batteries, mounting brackets, racking, framing and/or foundation used for or intended to be used for the collection of solar energy.
- d) **Solar Photovoltaic (PV).** The technology that uses a semiconductor to convert light directly into electricity.
- e) **Clear Fall Zone (Solar Energy).** An area surrounding a ground/pole mounted solar energy system into which the system and/or components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing the structure’s failure that shall remain unobstructed and confined within the property lines of the primary lot where the system is located. The purpose of the zone being that if the system should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not intrude onto a neighboring property.
- f) **Small Solar Facility. Pursuant to ORC 519.213 (A) (2), “Small Solar Facility” means solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than 50 MW.**
- e)g) **Community Solar. Also known as shared solar, or solar gardens, is an energy model that allows customers to buy or lease part of a larger off-site shared solar photovoltaic (PV) system. For the purposes of this Resolution, “Community Solar” is considered to be a “Principal Solar Energy Production Facility”.**

Solid Wastes. Such unwanted residual solid or semisolid material as results from industrial, commercial agricultural, and community operations, excluding earth or material from construction, mining, or demolition operations, and also, and other substances which are not harmful to public health, and includes, but is not limited to, garbage, combustible and

1. All Small Wind Projects and parts thereof shall obtain all applicable Building Permits from the State of Ohio and County Building Permits where required.

II. Permits

- A. A zoning permit shall be required before construction can commence on an individual wind turbine project.
- B. As part of the permit process, the applicant shall inquire with the County Building Regulations as to whether or not additional height restrictions are applicable due to the unit's location in relation to any local airports in contiguous townships.
- C. Applicant shall then provide the Township Zoning Inspector with the following items and or information when applying for a permit:
 1. Location of all public and private airports in relation to the location of the wind turbine.
 2. A report that shows:
 - a. The total size and height of the unit
 - b. If applicable, the total size and depth of the unit's foundation structure, as well as soil and bedrock data.
 - c. A list and or depiction of all safety measures that will be on the unit including anti-climb devices, grounding devices, and lightning protection, braking systems, guy wiring & anchors.
 - d. Data specifying the kilowatt size and generating capacity in kilowatts of the particular unit.
 - e. The maximum decibel level of the particular unit. This information shall be obtained from the manufacturer of the turbine unit.
 3. A site drawing showing the location of the unit in relation to existing structures on the property, roads and other public right-of-ways, overhead utility lines, and neighboring property lines. In addition, the site drawing should include evidence of established setbacks that meet the "clear fall zone."
 4. A maintenance schedule as well as a dismantling plan that outlines how the unit will be dismantled shall be required as part of the permit.

Section 1044 Small Solar Energy Systems (Less than 50 MW).

A. Accessory Solar Energy Systems

It is the purpose of this regulation to promote the safe, effective, and efficient use of accessory solar energy systems installed to reduce the on-site consumption of utility-supplied electricity. An accessory solar energy system shall be considered a permitted accessory use in any district provided all requirements and regulations as set forth below are met.

No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector.

All accessory solar energy systems shall meet the following requirements:

1. An accessory solar energy system is permitted in all zoning districts as an accessory to a principal use.
- ~~2. Solar energy systems of less than 500W do not require a permit.~~
2. An accessory solar energy system shall not be used for the generation of power for the sale or donation of energy to other users, although this provision shall not be interpreted to prohibit the sale or donation of excess power generated from time to time to the local utility company or the sale or donation of power as part of a net metering or similar arrangement. Net metering or similar arrangements are those where electricity produced by the accessory solar energy system displaces electricity that would otherwise be purchased from an electric utility or supplier for the lot where the accessory system is located. Net metering or similar arrangements shall be incidental and secondary to the production for on-site use.
3. Accessory solar energy systems with a generation output of five hundred (500) watts or less, or a combination of accessory solar energy systems with an aggregate generation output of five hundred (500) watts or less, shall not require a permit and shall be exempt from the requirements of this section, provided that the system is independent and disconnected from the electrical service(s) supplied to the lot on which the accessory solar energy system is located.
4. Roof/~~Structure~~Building mounted solar energy systems:
 - a. Shall not extend beyond the perimeter (or edge of roof) of the building on which it is located.
 - b. May be mounted to a principal or accessory building.
 - c. Combined height of the solar energy system and building to which it is mounted may not exceed the ridgeline of the roof for hip, gable, and gambrel roofs.
5. Ground/Pole mounted solar energy systems:
 - a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of any structure or at least twenty (20) feet from the nearest property line, whichever is greater.
6. Other structure mounted accessory solar energy systems:
 - a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for accessory buildings.
 - b. Shall be permitted in the rear or side yard only.
 - c. Shall be erected within an established clear fall zone.
 - d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of any structure or at least twenty (20) feet from the nearest property line, whichever is greater

6.7. Accessory Ssolar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right of ways.

7.8. Accessory Ssolar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded within thirty (30) days of removal.

8.9. In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of application and shall include:

- a. Height of the proposed solar energy system(s) at maximum tilt.
- b. Evidence of established setbacks of 1.1 times the height of any ground/pole mounted or other structure mounted solar energy system structure other than a building and “clear fall zone”.
- c. Proof of notice to the electric utility company, Soil & Water Conservation District (for drainage impact purposes), and County Health Department/District (for on-site sewage treatment impacts) regarding the proposal ~~when applicable~~.

B. Principal Solar Energy Production Facilities

No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

It is not the purpose of this regulation to regulate a major utility facility, ~~or subsidiary use,~~ as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50 MW or greater). ~~It is also not the purpose of this regulation to regulate public utilities that meet the definitions as stated in the O.R.C. 4905.02 or O.R.C. 4905.03 and the three criteria of O.R.C. 4905.65(B).~~

Principal Solar Energy Production Facilities are prohibited in any district.

Section 1045 Junk Storage and/or Sales of Junk. The outdoor accumulation, collection, and/or storage of junk (as defined herein and in Section 1050), which is in public view from any highway or adjoining residential structure, shall be prohibited in all zoning districts unless the provisions of the following are met: Junk storage and/or sales of junk shall be effectively screened on all sides by means of walls, fences, or plantings. Walls or fences shall be a minimum of eight (8) feet in height with no advertising thereon. In lieu of such wall or fence, a strip of land not less than fifteen (15) feet in width, planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than six (6) feet in height may be substituted. Storage of materials shall not exceed the height of the screening. Storage of junk shall not be located in any front or side yard.



Logan-Union-Champaign regional planning commission

Staff Report – Salem Township (C) Zoning Amendment

Applicant:	<p style="text-align: center;">Salem Township Zoning Commission c/o Jeanie Crabtree, Fiscal Officer 3293 Clark Rd Urbana, OH 43078 (937) 408-1830 Salem.twp.clerk@gmail.com</p>
Request:	<p>The Salem Township Trustees initiated an amendment to the text of the Zoning Resolution. The proposal amends solar energy related definitions in Article II Definitions and Section 1061 Solar Energy Systems (Less than 50MW).</p>
Location:	<p>Salem Township is in north-central Champaign County and contains a portion of the City of Urbana. The northern-most edge borders Logan County.</p>
Staff Analysis:	<p>The Township adopted a previous iteration of the LUC Model Text for Solar Energy Systems. This text amendment incorporates recent LUC Model Text updates.</p> <p>The text is being modified to match the most recent version of the LUC model text along with a recommendation from LUC staff that changes the next to last sentence of “B. Principal Solar Energy Production Facilities” to read: “It is not the purpose of this regulation to regulate a major utility facility as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50 MW or greater)”. This is a recommendation that has been given to other Townships in the past.</p> <p>Staff Recommendation Staff recommends modifying the title of Section 1061 to be “Small Solar Energy Systems (Less than 50MW)”.</p> <p>Prosecutor’s Office</p> <ul style="list-style-type: none"> ○ A copy of this proposal was forwarded to the County Prosecutor’s Office for consideration and comment. The Prosecutor’s Office has informed LUC Staff that they do not have any comments.
Staff Recommendations:	<p>Staff recommends <i>APPROVAL WITH MODIFICATIONS</i> of the proposed zoning text amendment. The modification is to modify the title of Section 1061 to be “Small Solar Energy Systems (Less than 50MW)”.</p>



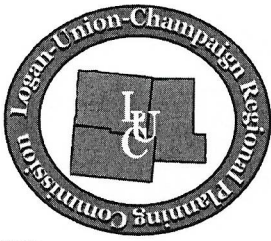
Logan-Union-Champaign regional planning commission

Staff Report – Salem Township (C) Zoning Amendment

Z&S Committee Recommendations:

Options for action:

- *Approval*
- *Approval with Modifications (state modifications)*
- *Denial*



Zoning Text Amendment Checklist

Date: MARCH 1, 2024 Township: SALEM

Amendment Title: SOLAR ENERGY UPDATES

Notice: Incomplete Amendment requests **will not** be processed by our office. LUC Regional Planning Commission will return them to the requestor, stating the reason the amendment was not accepted.

Each Zoning Text Amendment change must be received in our office along with a cover letter, explaining the proposed zoning text change (s). All items listed below must be received **no later than 10 days** before the next scheduled LUC Regional Planning Commission Executive Board Meeting (second Thursday of every month). It is recommended that a person who is able to provide further information on the amendment attend the Zoning and Subdivision Committee meeting to answer any additional questions that may arise.

Required Item:	Completed by Requestor:	Received by LUC:
Cover Letter & Checklist	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Request (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Description of Zoning Text Amendment Change (s)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Date of Public Hearing (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Township Point of Contact and contact information for zoning amendment (stated in cover letter)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Attachment of Zoning Text Amendment with changes highlighted or bolded	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Copy of current zoning regulation, or section to be modified for comparison	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Non-LUC Member Fee, If applicable	<input type="checkbox"/> N/A	<input type="checkbox"/>

Additionally, after final adoption regarding this zoning text amendment, please provide LUC with a letter stating the results of the Trustees vote, along with a copy of the adopted language.

Please see reverse side for a timeline of the Township Zoning Amendment Process, per ORC 519.12

SALEM TOWNSHIP
Board of Trustees
Champaign County, Ohio

Mr. Levi Woodruff, President
Mr. Thomas K. Smith, V. Pres.
Mr. Nick Smith, Trustee

Mrs. Jeanie Crabtree, Fiscal Officer
3293 Clark Road
Urbana, OH 43078
Salem.Twp.Clerk@gmail.com
937-408-1830

Date of Request.

March 1, 2024

Logan-Union-Champaign Regional Planning Commission
c/o Aaron Smith
PO Box 219
East Liberty, OH 43319
aaronsmith@lucplanning.com

RE: Zoning Text Amendment Application, Salem Township, Champaign County
Amendment topic: Solar Energy Systems

Dear LUC Regional Planning Commission Committee Members:

The Salem Township Trustees met at 7:00PM on February 27, 2024. During the meeting, amendments to the Zoning Resolution were initiated by Resolution of the Board of Trustees. The amendments propose alterations to the text of the Zoning Resolution.

Description of Zoning Text Amendments.

The proposal amends "Solar energy related definitions" in Article II Definitions and Section 1061 Solar Energy Systems (Less than 50MW).

Included with this cover letter, you will find a copy of the existing zoning as it appears in the Zoning Resolution. Proposed changes are **bolded**, underlined, and **struck**. Please refer to these attachments for further information.

Public Hearing.

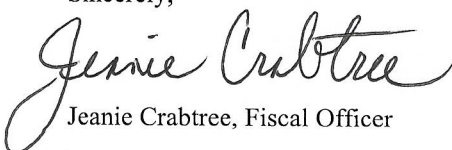
The Salem Township Zoning Commission of Champaign County, Ohio, will hold a public hearing concerning the proposed amendments at 4:00PM on April 2, 2024 in the Salem Township Hall.

Point of Contact.

Please consider me Salem Township's point of contact for this matter. My contact information is below:

Salem Township
Jeanie Crabtree, Fiscal Officer
3293 Clark Road
Urbana, OH 43078
937-408-1830
Salem.twp.clerk@gmail.com

Sincerely,


Jeanie Crabtree, Fiscal Officer

Attachments.

1. Proposed Zoning Resolution Text Amendments (text changes shown ~~removed~~ and **added**)

SALEM TOWNSHIP
Board of Trustees
Champaign County, Ohio

Mr. Levi Woodruff, President
Mr. Thomas K. Smith, V. Pres.
Mr. Nick Smith, Trustee

Mrs. Jeanie Crabtree, Fiscal Officer
3293 Clark Road
Urbana, OH 43078
Salem.Twp.Clerk@gmail.com
937-408-1830

March 1, 2024

Salem Township Zoning Commission
Mr. Ray Woodruff, Chairman
3318 N US Hwy 68
Urbana, OH 43078

**RE: Action by Salem Township Board of Trustees
Certification of Resolution to initiate a Zoning Text Amendment**


Dear Mr. Woodruff:

Please consider this document certification of action by the Salem Township Board of Trustees.

On February 27, 2024, the Salem Board of Trustees met in regular session.

During the meeting, Mr. Nick Smith moved a motion to initiate a zoning text amendment. Mr. Thomas K. Smith seconded the motion. All in favor.

Attest:



Jeanie Crabtree
Fiscal Officer, Salem Township

 March 1, 2024

Attachment:

1. Proposed Zoning Text Amendment

SALEM TOWNSHIP
Champaign County, Ohio
BOARD OF TRUSTEES

Mr. Levi Woodruff, President
Mr. Thomas K. Smith, V. Pres.
Mr. Nick Smith, Trustee

Mrs. Jeanie Crabtree, Fiscal Officer
3293 Clark Road
Urbana, OH 43078
937-408-1830
Salem.Twp.Clerk@gmail.com

Board of Trustees
Salem Township, Champaign County, Ohio

Resolution 2024-02-27-1

The Board of Trustees of Salem Township, Champaign County, Ohio met in regular session on the 27th day of February, 2024, at the office of the Board of Trustees of Salem Township, Champaign County, Ohio at 1635 E. Kingscreek Road, Urbana, Ohio, with the following members present:

Mr. Levi Woodruff
Mr. Thomas K. Smith
Mr. Nick Smith

Mr. Nick Smith moved for the adoption of the following Resolution:

The Salem Township Board of Trustees accept the recommendation of the Logan Union Champaign Regional Planning Commission (LUC) to initiate a zoning text amendment to adopt the proposed solar zoning text for the Salem Township Zoning Resolution to add clarification and brings the text in line with the ORC 519.213 which was amended and put into effect in April 2023. (see attached document with additions, strike outs, and modifications to current Salem Township Zoning Resolution)

Mr. Thomas K. Smith seconded the motion and the role was called on the question of its adoption. The vote was as follows:


Mr. Levi Woodruff, yes; Mr. Thomas K. Smith, yes; Mr. Nick Smith, yes.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Salem Township, Champaign County.

Adopted on the 27th day of February, 2024.

I, Jeanie Crabtree, Clerk/Fiscal Officer of the Salem Township Board of Trustees, certify this to be a true and correct statement as taken from the minutes of a Regular Meeting on February 27, 2024, of the Salem Township Board of Trustees.

Attested by:



Jeanie Crabtree – Salem Township Clerk/Fiscal Officer

2/27/2024
Date

Salem Township Champaign County, Ohio

Zoning Resolution

~~As Adopted: December 2022~~
Amendment

5. **Sign, Ground.** A display sign supported by uprights or braces in or upon the ground surface.
6. **Sign, Marquee.** A display sign attached to or hung from a marquee, canopy or other covered structure projecting from and supported by the building and extending beyond the building wall, building line, or street lot line.
7. **Sign, Pole.** Any sign which is erected on a pole or poles, which is wholly or partially independent of any building for support.
8. **Sign, Political.** A sign which announces the candidacy of a person or slate or persons running for elective office, a political party, or issue or slate of issues.
9. **Sign, Portable.** A sign which is designed to be easily movable.
10. **Sign, Projecting.** A display sign which is attached directly to the building wall and which extends more than fifteen (15) inches from the face of the wall.
11. **Sign, Roof.** A display sign which is erected, constructed, and maintained above the roof of the building.
12. **Sign, Temporary.** A display sign, banner or other advertising device constructed on cloth, canvas, fabric or other light temporary material, with or without a structural frame, intended for a limited period of display, including decorative displays for holidays or public demonstrations.
13. **Sign, Wall.** A display sign which is painted on or attached directly to the building wall and which extends not more than fifteen inches from the face of the wall.

Service Station. Any building, structure, or land used for the dispensing and sale at retail of any automobile fuels, oils, for accessories, including lubrication of automobiles and replacement or installation of minor parts and accessories but not including major repair work.

Small Wind System. Any project less than 5 MW which includes the wind turbine generator and anemometer.

Solar Energy related definitions:

- a) **Accessory Solar Energy.** A solar collection system consisting of one or more roof/structure mounted and/or ground/pole mounted solar collector devices and solar related equipment, and is intended to primarily reduce on-site consumption of utility power. A system is considered an accessory solar energy system only if it

supplies electrical or thermal power solely for on-site use, except that when a property upon which the system is installed also receives electrical power supplied by a utility company, excess electrical power generated and not presently needed for on-site use may be used by the utility company.

- b) Principal Solar Energy Production Facility. An area of land or other area used for a solar collection system principally used to capture solar energy and convert it to electrical energy. These production facilities primarily produce electricity to be used off-site. Principal solar energy production facilities consist of one or more roof/building mounted, free-standing ground/pole, and/or other roof/structure mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities. Examples include “Small Solar Facility” and “Community Solar Facility” as defined by statute or herein. These production facilities primarily produce electricity to be provided off-site.
- c) Solar Energy Equipment. Items for the purpose of generation, transmission, and storage of electricity, including but not limited to a solar photovoltaic cell, solar panels, lines, pumps, inverter(s), batteries, mounting brackets, racking, framing and/or foundation used for or intended to be used for the collection of solar energy.
- d) Solar Photovoltaic (PV). The technology that uses a semiconductor to convert light directly into electricity.
- e) Clear Fall Zone (Solar Energy). An area surrounding a ground/pole mounted solar energy system into which the system and/or components might fall due to inclement weather, poor maintenance, faulty construction methods, or any other condition causing the structure’s failure that shall remain unobstructed and confined within the property lines of the primary lot where the system is located. The purpose of the zone being that if the system should fall or otherwise become damaged, the falling structure will be confined to the primary parcel and will not intrude onto a neighboring property.
- f) Small Solar Facility: Pursuant to ORC 519.213 (A) (2), “Small Solar Facility” means solar panels and associated facilities with a single interconnection to the electrical grid and designed for, or capable of, operation at an aggregate capacity of less than 50 MW.
- e) Community Solar: Also known as shared solar, or solar gardens, is an energy model that allows customers to buy or lease part of a larger off-site shared solar photovoltaic (PV) system. For the purposes of this Resolution, “Community Solar” is considered to be a “Principal Solar Energy Production Facility”.

Solid Wastes. Such unwanted residual solid or semisolid material as results from industrial, commercial agricultural, and community operations, excluding earth or material from

4. Evidence of meeting established setbacks of 1.1 times the height of the wind turbine and “clear fall zone.”
5. A maintenance schedule as well as a dismantling plan that outlines how the unit will be dismantled shall be required as part of the permit.

Section 1061 Solar Energy Systems (Less than 50MW).

A. Accessory Solar Energy Systems

It is the purpose of this regulation to promote the safe, effective, and efficient use of accessory solar energy systems installed to reduce the on-site consumption of utility-supplied electricity. An accessory solar energy system shall be considered a permitted accessory use in any district provided all requirements and regulations as set forth below are met.

No person shall cause, allow or maintain the use of an accessory solar energy system without first having obtained a zoning permit from the zoning inspector.

All accessory solar energy systems shall meet the following requirements:

1. An accessory solar energy system is permitted in all zoning districts as an accessory to a principal use.
- ~~2. Accessory Solar Energy Systems with a production output of 500W or less do not require a permit.~~
- ~~3.2.~~ An accessory solar energy system shall not be used for the generation of power for the sale or donation of energy to other users, although this provision shall not be interpreted to prohibit the sale or donation of excess power generated from time to time to the local utility company or the sale or donation of power as part of a net metering or similar arrangement. Net metering or similar arrangement are those where electricity produced by the accessory solar energy system displaces electricity that would otherwise be purchased from an electric utility or supplier for the lot where the accessory system is located. Net metering or similar arrangements shall be incidental and secondary to the production for on-site use.
- ~~3.~~ Accessory solar energy systems with a generation output of five hundred (500) watts or less, or a combination of accessory solar energy systems with an aggregate generation output of five hundred (500) watts or less, shall not require a permit and shall be exempt from the requirements of this section, provided that the system is independent and disconnected from the electrical service(s) supplied to the lot on which the accessory solar energy system is located.
4. Roof/~~Structure~~Building mounted solar energy systems:
 - a. Shall not extend beyond the perimeter (or edge of roof) of the building on which it is located.
 - b. May be mounted to a principal or accessory building.
 - c. Combined height of the solar energy system and building to which it is mounted may not exceed the ridgeline of the roof for hip, gable, and gambrel roofs.
5. Ground/Pole mounted solar energy systems:

- a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for principal buildings.
- b. Shall be permitted in the rear or side yard only.
- c. Shall be erected within an established clear fall zone.
- d. The minimum setback distance from the property lines for structures comprising the solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of the solar energy system or at least twenty (20) feet from the nearest property line, whichever is greater.

6. Other structure mounted accessory solar energy systems:

- a. Shall be no taller than seventy-five (75) percent of the maximum building height allowed in that zoning district for principal buildings.
- b. Shall be permitted in the rear or side yard only.
- c. Shall be erected within an established clear fall zone.
- d. The minimum setback distance from the property lines for structures comprising solar energy systems and all related equipment shall be at least one hundred ten (110) percent of the height of any structure or at least twenty (20) feet from the nearest property line, whichever is greater.

6.7. Accessory sSolar energy systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street right of ways.

7.8. Accessory sSolar energy systems and all solar energy equipment that are no longer functioning shall be completely removed from the property within six (6) months from the date they are no longer producing electricity, become damaged, discontinued, or broken. Any earth disturbance as a result of the removal of the ground mounted solar energy system shall be graded and reseeded within thirty (30) days of removal.

8.9. In addition to the site plan required for any zoning permit or conditional use permit, the following shall also be submitted at the time of application and shall include:

- a. Height of the proposed solar energy system(s) at maximum tilt.
- b. Evidence of established setbacks of 1.1 times the height of any structure other than a building and “clear fall zone”.
- c. Proof of notice to the electric utility company, Soil and Water Conservation District (for drainage impact purposes), and County Health Department/District (for on-site sewage treatment impacts) regarding the proposal.

B. Principal Solar Energy Production Facilities

No Principal Solar Energy Production Facility shall be located in a zoning district where such facilities are not explicitly listed as a permitted or conditionally permitted use.

It is not the purpose of this regulation to regulate a major utility facility, ~~or subsidiary use,~~ as defined by the Ohio Revised Code, which is regulated by the Ohio Power Siting Board (50 MW or greater). ~~It is also not the purpose of this regulation to regulate public utilities that~~

~~meet the definitions as stated in the O.R.C. 4905.02 or O.R.C. 4905.03 and the three criteria of O.R.C. 4905.65(B).~~

Principal Solar Energy Production Facilities are prohibited in any district.

Section 1065 Family Care Home. Family Care Homes may be permitted as a Conditional Use within an adequately sized unattached residential dwelling within the Light Manufacturing District (M-1) subject to the following criteria:

1. No Family Care Home may be permitted unless the agency supervising such a facility satisfies the Board of Zoning Appeals that the home complies with all state and/or local licensing requirements.
2. The home shall not be located closer than one thousand five hundred (1,500) feet to another Family Care Home, Home for Adjustment, Institution, Boarding House, Lodging House, or Group Care Home. Variances of more than ten percent (10%) of this requirement may not be considered.
3. The home shall be reasonably accessible, by reason of location or transportation provided by the operator, to necessary medical, psychiatric, recreational, or other services required by the residents.
4. Every room occupied for sleeping purposes within the home shall contain a minimum of eighty (80) square feet of habitable Floor Area for each occupant.
5. Will not be hazardous or disturbing to existing or officially planned future neighboring Uses from the standpoint of noise, lights, congestion of traffic generation which would be incompatible with the neighborhood environment.
6. The operator or agency applying for the Conditional Use Permit to operate such a facility shall provide the Board of Zoning Appeals with a plan that documents the following:
 - (a) The operator or agency applying for the Conditional Use Permit shall show the need for the home in relation to the specific clientele served by providing the following information:
 1. The clientele served.
 2. Location of other like facilities in Champaign County.
 3. Location of essential services for care and daily needs of the clientele served.
 - (b) A description of program objectives and the nature of other community-based residential social service facilities operated by such operator or agency.
 - (c) A list of the licensing agencies' standards and the sponsoring agency's standards for the operation of the desired facility.
7. The home shall provide adequate Off-Street parking area for each resident supervisor and/or resident who is permitted to own or operate an automobile.
8. The proposed use of the site as a Family Care Home shall be compatible with the present character of the neighborhood, considering noise, traffic, light, exterior Alterations of the Structure, or other potentially offensive characteristics.



Zoning & Subdivision Committee
Thursday, March 14, 2024

The Zoning and Subdivision Committee met in a regular session on Thursday, March 14, 2024, at 12:30 pm.

Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Tyler Bumbalough, Scott Coleman, Gram Dick, Wes Dodds, Todd Freyhof, Jeff Beard for Ashley Gaver, Heather Martin, Mark Mowrey for Steve McCall, Steve Robinson, Aaron Smith, and Luke Sutton for Jeff Stauch. Absent Members were Tammy Noble and Tom Scheiderer.

Guests: Eric Snowden, Jerome Township; Greg Iiams, Village of Russells Point; Matt Chamberlain, SSM&C; Jay Bahman, Advanced Civil Design; Jim Lipnos, Rockford Homes.

Scott Coleman chaired the Zoning & Subdivision Committee Meeting.

Scott Coleman asked if there were any corrections to the minutes from February 8, 2024. As none were submitted, the minutes were approved as written.

1. Review of Hyland-Croy Commercial Preliminary Plat (Union County) – Staff Report by Brad Bodenmiller
 - Tyler Bumbalough moved a motion to recommend accepting the developer's request to table the Hyland-Croy Commercial Preliminary Plat and Luke Sutton seconded. All in favor.
2. Review of Mitchell Highlands Section 3 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Brad Bodenmiller stated the Plat was updated to incorporate comments received from reviewing agencies.
 - Wes Dodds moved a motion to recommend conditional approval with the conditions as stated in the staff report of the Mitchell Highlands Section 3 Final Plat and Todd Freyhof seconded. All in favor.
3. Review of Mitchell Highlands Section 5 Final Plat (Union County) – Staff Report by Brad Bodenmiller
 - Todd Freyhof moved a motion to recommend accepting the developer's request to table the Mitchell Highlands Section 5 Final Plat and Steve Robinson seconded. All in favor.
4. Review of Mad River Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Tyler Bumbalough asked how many Champaign County townships have adopted solar text and Aaron Smith provided an estimate.



Logan-Union-Champaign regional planning commission

Director: Bradley J. Bodenmiller

- Tyler Bumbalough moved a motion to recommend approval of the Mad River Township Zoning Text Amendment and Wes Dodds seconded. All in favor.

- 5. Review of Salem Township Zoning Text Amendment (Champaign County) – Staff Report by Aaron Smith
 - Todd Freyhof moved a motion to recommend approval with modifications of the Salem Township Zoning Text Amendment and Steve Robinson seconded. All in favor.

- 6. Recreational Marijuana Presentation – Brad Bodenmiller
 - Todd Freyhof – North Lewisburg has had recent inquiries using the word pharmacy. Any advice? Do I ask to distinguish what type of pharmacy?
 - Brad – You can ask if it has to do with a dispensary because there are further regulations they must meet, like licensing for a dispensary.
 - Eric Snowden – The Jerome Trustees are already talking about this. The prosecutor’s office pushed out language for how to prohibit it which can be used until there is zoning language. I know OTA is aware of the agricultural item Brad brought up. Jerome is going to need this model text. We need to regulate and define it; some items will be handled by the State.
 - Todd Freyhof asked if there were concerns if the municipality citizens voted yes, but our council prohibits it. Brad said the only concern could be getting reelected if the citizens don’t support the action. Eric Snowden shared his opinion.

The Zoning and Subdivision Committee adjourned at 12:59 pm with Todd Freyhof moving a motion to adjourn and Steve Robinson seconded. All in favor.