



<b>Applicant:</b>	<p><b>AMH Development, LLC</b> c/o James Martin 781 Brooksedge Plaza Drive Westerville, OH 43081 <a href="mailto:jmartin@amh.com">jmartin@amh.com</a></p> <p><b>CESO Inc.</b> c/o Jon Buchanan 2800 Corporate Exchange Dr., Suite 400 Columbus, OH 43231 <a href="mailto:buchanan@cesoinc.com">buchanan@cesoinc.com</a></p>
<b>Request:</b>	Approval of Curry Farm, Phase 2 – Final Plat. <b><i>This Plat was tabled during the March 2025 LUC Executive Committee meeting.</i></b>
<b>Location:</b>	Located east of US 42, just south of the Pioneer Crossing subdivision Jerome Township, Union County.

<b>Staff Analysis:</b>	<p>This Final Plat involves 24.671 acres of land and proposes 42 single-family residential lots.</p> <p>Acreages:</p> <ul style="list-style-type: none"> <li>○ 3.145 acres in right-of-way</li> <li>○ 7.884 acres in single-family residential lots</li> <li>○ 13.642 acres in open space</li> </ul> <p>Proposed utilities:</p> <ul style="list-style-type: none"> <li>○ City of Marysville water service</li> <li>○ City of Marysville sanitary waste disposal</li> </ul> <p>Preliminary Plat:</p> <ul style="list-style-type: none"> <li>○ The Preliminary Plat was approved in November 2022, and it was subsequently extended in October 2024.</li> </ul> <p>• <b>Union County Engineer’s Office</b></p> <ul style="list-style-type: none"> <li>○ The Engineer’s Office submitted comments in a letter dated 03-06-25, an email dated 03-07-25, and an email dated 03-26-25. 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</li> </ul>
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	<p>submitted/approved by the County Commissioners. The Engineer's Office recommended denial due to the outstanding bond. The Engineer's Office reserved the right to change its recommendation, should this comment be addressed prior to the LUC meetings.</p> <ol style="list-style-type: none"><li>1. The Map Room submitted mark-ups in a separate communication (03-07-25 email) and verified its comments were addressed (03-26-25 email).</li></ol> <ul style="list-style-type: none"><li>• <b>Union County Soil &amp; Water Conservation District</b><ul style="list-style-type: none"><li>○ In an email dated 02-27-25 and an email dated 03-27-25, the District advised it had no comments.</li></ul></li><li>• <b>Union County Health Department</b><ul style="list-style-type: none"><li>○ No comments received as of 04-02-25. Standard comments from the Health Department are below:<ol style="list-style-type: none"><li>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)."</li><li>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."</li><li>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)."</li></ol></li></ul></li><li>• <b>City of Marysville</b><ul style="list-style-type: none"><li>○ In an email dated 03-04-25 and an email dated 03-31-25, the City advised it had no further comments.</li></ul></li></ul>
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• **Jerome Township**

- The Township submitted updated comments in a letter dated 03-28-25. The Final Plat complies with the approved Detailed Development Plan.

• **ODOT District 6**

- No comments received as of 04-02-25.

• **Union Rural Electric (URE)**

- In an updated letter dated 03-27-25, URE advised it had no comments.

• **AES Ohio**

- No comments received as of 04-02-25.

• **LUC Regional Planning Commission**

1. Sheet 1: Please list the variance on the title sheet. In a prior CESO plat (Pioneer Crossing, Phase 4), something was noted like the following phrase: “Variance granted for right-of-way width (Section 406) – Resolution No. 22-410 – 11-09-2022”.
2. Sheet 1: Under the Surveyor’s Certificate, please add another paragraph providing the floodplain designation (§323, 11.). In a prior CESO plat (Pioneer Crossing, Phase 4), something was noted like the following phrase: “The subdivision is within flood hazard Zone “X” (outside the 0.2% annual chance floodplain), per FIRM rate map 39159Co388D, effective date December 16, 2008 unless otherwise shown”.
3. Sheet 1: Under the Surveyor’s Certificate, please add another paragraph indicating monuments shown were or will be placed by the completion date or prior to the sale of each lot (§323, 13.; §326). In a prior CESO plat (Pioneer Crossing, Phase 4), something was noted like the following phrase: “Monuments will be placed as indicated after construction and prior to the sale of any lots. All said monuments set will be per the legend shown”.
4. Sheet 2: The C36 label was removed, but it is still included in the Curve Table (Sheet 3). C36 was along Crop Row Court between C35 and an Iron Pin on the north side of the Court’s R/W line. Was this intentional? If unnecessary, please disregard this



	<p>comment.</p> <p>5. Sheet 2: The C14 label was removed, but it is still included in the Curve Table (Sheet 3). C14 was along Crop Row Court between C15 and an Iron Pin on the south side of the Court's R/W line. Was this intentional? If unnecessary, please disregard this comment.</p> <p>6. 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).</p>
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<p><b>Staff Recommendations:</b></p>	<p>Staff recommends acceptance of the developer's request to <b>TABLE</b> the Curry Farm, Phase 2 – Final Plat.</p>
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<p><b>Z&amp;S Committee Recommendations:</b></p>	<p>Options for action:</p> <ul style="list-style-type: none"> <li>○ <i>Approval</i></li> <li>○ <i>Conditional Approval (state conditions)</i></li> <li>○ <i>Denial (state reasons)</i></li> <li>○ <i>Table (if requested)</i></li> </ul>
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