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PETITION FOR A TOWNSHIP ZONING REFERENDUM

To be filed with the Board of Township Trustees within 30 days after the adoption of the amendment.
Revised Code 519.12, 3501.38

Amendment of Zoning Resolution and map to rezone approximately 60.43 acres applied for by Schottenstein Real Estate Group from U-1 Rural District to P.U.D. Planed Unit Development (Res. 15-167)
(Name and number of the proposal, if any)

FILED
 2016 FEB - 2 PM 2:42
 CLERK OF ELECTIONS
 UNION COUNTY
 OHIO

A proposal to amend the zoning map of the unincorporated area of JEROME Township, UNION County, Ohio, adopted on the 23rd day of DECEMBER, 2015.

The following is a brief summary of the proposed zoning amendment:

A Zoning amendment approving rezoning an irregular "L" shaped site of approximately 60.43 acres Between the West side of Hyland Croy Road and the East side of US 33 from U-1 Rural District to P.U.D. Planed Unit Development for Parcels 17-0031038000 and 17-0031038100 known as the "Jacquemin Farms." The P.U.D. Planed Unit Development (Res. 15-167) provides for approximately 300 Residential Units and a 250 Bed Adult Living Facility (See Development Site Map - Exhibit #2 and Plot Map - Exhibit #3.) The Nearest intersection being Hyland Croy Road and SR 161 - Post Road.

All as more fully described and identified in the attached:

- 1) The Record Of Proceedings of Jerome Township Board Of Trustees Public Hearing of December 23, 2015 (Exhibit #1)
- 2) "Jacquemin Farms." Vicinity "Site" Map (exhibit #2)
- 3) Development Plot Map (exhibit #3)

To the Board of Township Trustees

of JEROME Township, UNION County, Ohio:

We, the undersigned, being electors residing in the unincorporated area of JEROME Township, included within the JEROME Township Zoning Plan, equal to not less than eight percent of the total vote cast for all candidates for governor in the area at the preceding gubernatorial election, request the Board of Township Trustees to submit this amendment of the zoning resolution to the electors of JEROME Township residing within the unincorporated area of the township included in the JEROME Township Zoning Resolution, for approval or rejection at a special election to be held on the day of the next primary or general election to be held on the 8th day of NOVEMBER, 2016, pursuant to Section 519.12 of the Revised Code.

Signatures on this petition must be written in ink.

	SIGNATURE	VOTING RESIDENCE ADDRESS STREET AND NUMBER	TOWNSHIP	COUNTY	DATE OF SIGNING
✓ 1.	<i>Jennifer M. Diamond</i>	7411 Spruce Ct	Jerome	Union	1/14/16
✓ 2.	<i>Kevin Barnaby</i>	8180 Mckitrick Rd	Jerome	Union	1.14.16
✓ 3.	<i>Molly Freas</i>	10023 Honeyflake Way	Jerome	Union	1/14/16
✓ 4.	<i>John Good</i>	10197 Bayberry Way	Jerome	Union	1/14/16
		VOTING RESIDENCE			

or. 1/14/16

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	SIGNATURE	ADDRESS STREET AND NUMBER	TOWNSHIP	COUNTY	DATE OF SIGNING
5.	Dana Rodgers	7435 Spruce Ct Plain City OH 43064	Jerome	Union	1/14/16
6.	Jeffrey	7435 Spruce Ct Plain City OH 43064	Jerome	Union	1/14/16
7.	Amy	7451 Spruce Ct	Jerome	Union	1/14/16
8.	Fatema Baungardian	7452 Spruce Ct.	Jerome	Union	1/14/16
9.	Andrew Schultz	7423 Spruce Ct	Jerome	Union	1/14/16
10.	Adrian Glanvill	7400 Spruce Ct	Jerome	Union	1/14/16
11.	Elizabeth Glanvill	7400 SPRUCE CT	Jerome	Union	1/14/16
12.	Ambarcan Bharmal	10690 Honeysuckle Way Plain City	Jerome	Union	1/14/16
13.	Kyril	10635 Honeysuckle Way Plain City, OH, 43064	Jerome	Union	1/14/16
14.	Pat Pachira	7135 Ross Ave Dublin OH 43017	Jerome	Union	1/17/16
15.	Lisa Bachmann	7551 Ross Ave Dublin, OH	Jerome	Union	1/17/16
16.	Bruce	7551 Ross Ave Dublin, OH	Jerome	Union	1/17/16
17.	Julie Tobias	7564 Ross, Dublin OH	Jerome	Union	1/17/16
18.	Joseph Tobias	7564 Ross, DUBLIN OH	Jerome	Union	1/17/16
19.	Chris	8999 Tardon Field Dublin OH	Jerome	Union	1/17/16

CIRCULATOR STATEMENT - Must be completed and signed by circulator.

I, Andrew I Diamond, declare under penalty of election falsification that I
 (Printed Name of Circulator)
 reside at the address appearing below my signature; that I am the circulator of the foregoing petition
 containing 18 signatures; that I witnessed the affixing of every signature; that all signers were to
 (Number)
 the best of my knowledge and belief qualified to sign; and that every signature is to the best of my
 knowledge and belief the signature of the person whose signature it purports to be or of an attorney in fact
 acting pursuant to section 3501.382 of the Revised Code.

Andrew I Diamond
 (Signature of Circulator)
7411 Spruce Ct.
 (Permanent residence address)
Plain City OH 43064
 (City or Village, State and Zip Code)

**WHOEVER COMMITS ELECTION
 FALSIFICATION IS GUILTY OF A
 FELONY OF THE FIFTH DEGREE**

Form 6-O - Petition for township zoning referendum

Filed _____

Township Fiscal Officer _____

**Jerome Township Board of Trustees
Public Hearing**

December 23, 2015

**Application for a Zoning Amendment PUD 15-120
Submitted by Schottenstein Real Estate Group
RU (Rural Residential District) to PD (Planned Development District)
(Approximately 60.43 acres)
Parcel Numbers 17-0031038000, 17-0031038100 and 17-0031036000**

The Jerome Township Board of Trustees met in special session on December 23, 2015 at 8:00 a.m. for a public hearing continued from November 30, 2015. Board Chairman Ronald Rhodes called the meeting to order. Ronald Rhoades, Joe Craft and C.J. Lovejoy answered the roll call. Also in attendance was Gary Smith, Zoning Inspector.

The Jerome Township Board of Trustees opened the Public Hearing on the proposed application for a Zoning Amendment. The original application PUD 15-120, submitted by Schottenstein Real Estate Group, requests an amendment from RU (Rural Residential District) to PD (Planned Development District) be granted for approximately 60.43 acres. This property is identified as parcel numbers 17-0031038000, 17-0031038100 and 17-0031036000 and is located at 7437 Hyland Croy Road, Plain City, Ohio.

The Board provided an overview of the application and the various items discussed at the previous meeting. Included as part of the overview were the following points:

- Board has received a number of calls and emails both in support and against the rezoning
- LUC met on June 11, 2015 where the Committee recommended to approve the zoning amendment with the condition that all staff and LUC Zoning & Subdivision Committee comments be included with extra emphasis on the Traffic Impact Study being approved by both the Union County Engineer's Office and the City of Dublin before Jerome Township approves the application
- Jerome Township Zoning Commission voted to recommend the application in a five to zero vote also with the condition that the traffic study be completed and that prior to the adoption of a final development plan, a formal agreement must be executed between the developer and the County detailing the required traffic improvements and the developer's required contribution to those improvements
- Review of the design and layout (multi-family)
- Land use and fit with route 33 corridor
- 300 dwelling units
- 250 bed senior care facility (three stories reduced from four)
- Density of 8 units per acre (higher than current standards, Jerome Township is typically 3 – 6)
- Traffic concerns

Gary Smith reported that he was instructed by the Board to submit a list of questions to the applicant who responded and submitted a revised development text yesterday.

Dana McDaniel, Dublin City Manager, addressed the Board. As in the previous meeting Mr. McDaniel presented an argument against the application noting the following items:

- Not consistent with the comprehensive plan
- Major issues with traffic
- Financial contribution concerns
- Ongoing discussions regarding utilities (water and sewer)

#1
Exhibit F

**Jerome Township Board of Trustees
Public Hearing**

December 23, 2015

He concluded by stating that the City of Dublin does not support the proposed rezoning and does not support the Jerome Township Comprehensive Plan.

Laura Comek provided an update on where the traffic study stood. In addition she stated that the City of Dublin was to spend \$40 to \$60 million dollars and provided a tax calculation sheet of the amount of tax revenue to be generated by the project.

Paul Jacquemin, co-applicant, stated he has been a land owner for forty-five years and currently owns and operates a business on this property. Due to growth in the area the property is now not ideal for growing produce but wants to continue to operate and make sales on part of the property.

Joseph Hinricks, Pastor at St. Brigid of Kildare, stated he supported the senior facility as a need for the area.

Don Hunter of Schottenstein Realty Group reviewed the questions posed to the applicant by the Board including the following:

1. Fire departments ability to service the area with the senior living facility
2. Assisted living – need
3. Assisted living – operation
4. Ponds
5. Unit breakdown
6. Unit size
7. Comprehensive plan
8. Total number of apartments
9. Weldon Road
10. Roadway improvements (applicant's commitment)
11. Roadway improvements (tax revenue)

Joe Craft questioned the number of parking spaces in the assisted living area. It was indicated that in sub area B there are 214 spaces proposed.

C.J. Lovejoy commented on the working agreement indication that the traffic issue needs to be resolved before the final development plan with an infrastructure agreement.

Mr. Craft questioned the document on tax revenue indication that it was not in agreement with the information he had obtained from the Fiscal Officer.

Jesse Dickinsen stated that there were problems with the traffic and indicated his willingness to assist with a referendum.

Dave Gulden and Brad Bodenmiller of the LUC reviewed the plan back in June and have approved the modifications including the sub area B density. They also discussed the lack of mounding and landscaping along Route 33.

Andrew Diamond stated he was opposed to the rezoning and the development stating that the proposed plan is not consistent with the Crossroads Plan. He indicated that a decision needs to be postponed as 300 apartments do not make sense.

Fernando Arona, a resident of Jerome Village indicated that the residents of Jerome Township will be affected by this development on a daily basis.

**Jerome Township Board of Trustees
Public Hearing**

December 23, 2015

Deacon Frank Iannarino, of St. Brigid of Kildare, stated that this project would be a major asset for the community especially for residents who do not want to leave the area as they get older.

Jim Mitchell read a letter from Ken Gorden a past trustee candidate.

Steve Pagura indicated that the project was a good buffer next to single family residents.

Laura Comek addressed the conditions indicated by the LUC.

Joe Sullivan went through the revision of the application including setback, mounding, and traffic.

It was moved by Ron Rhodes and seconded by C.J. Lovejoy that the Jerome Township Board of Trustees adopt the following resolution:

The Jerome Township Trustees hereby enter into record a Resolution adopting and modifying the recommendation of the Jerome Township Zoning Commission. It is recognized that the applicant filed a Preliminary Zoning Plan Application for a Mixed Use Planned Development (PUD #15-120).

It is recognized by the Trustees that the application meets the requirements of the Jerome Township Comprehensive Plan and further the applicant and co-applicants have agreed to make substantial financial contributions to the needed road improvements. The application further meets the needs of the Township regarding senior housing and care and multi-unit housing in accordance with future needs as presented to the Township by the Mid Ohio Regional Planning Commission (MORPC) and other independent studies.

It is agreed that after passage, the applicant or their representatives will negotiate with Township representatives in good faith the following terms of passage to be presented in text upon such time the Final Development Plan is presented for approval.

- 1. Terms and conditions of any Joint Economic Agreements or Tax Incremental Financing agreements as needed for the Final Development Plan and also reimburse Jerome Township and agreed upon expenses in the execution of these documents should they be necessary.**
- 2. Applicant and or their legal representative shall enter into an agreement in the Final Development Plan as an agreement that will include negotiated reimbursement to Jerome Township for additional necessary costs incurred for the service of Fire and EMS protection for the proposed development until such time tax revenue is generated at projected build out.**
- 3. Negotiate in good faith with any other terms and conditions as necessary in the text of the Final Development Plan.**

Jerome Township further reserves the right to negotiate further terms of the Final Development Plan beyond the scope of this resolution.

Amended portion of the resolution is to include the modifications as presented by the Applicant/Developer in their memorandum dated December 22, 2015.

The vote resulted as follows:

Ronald Rhodes, yes
Lonnie (Joe) Craft, no
Charles (C.J.) Lovejoy, yes

The motion carried. (Res. 15-167)

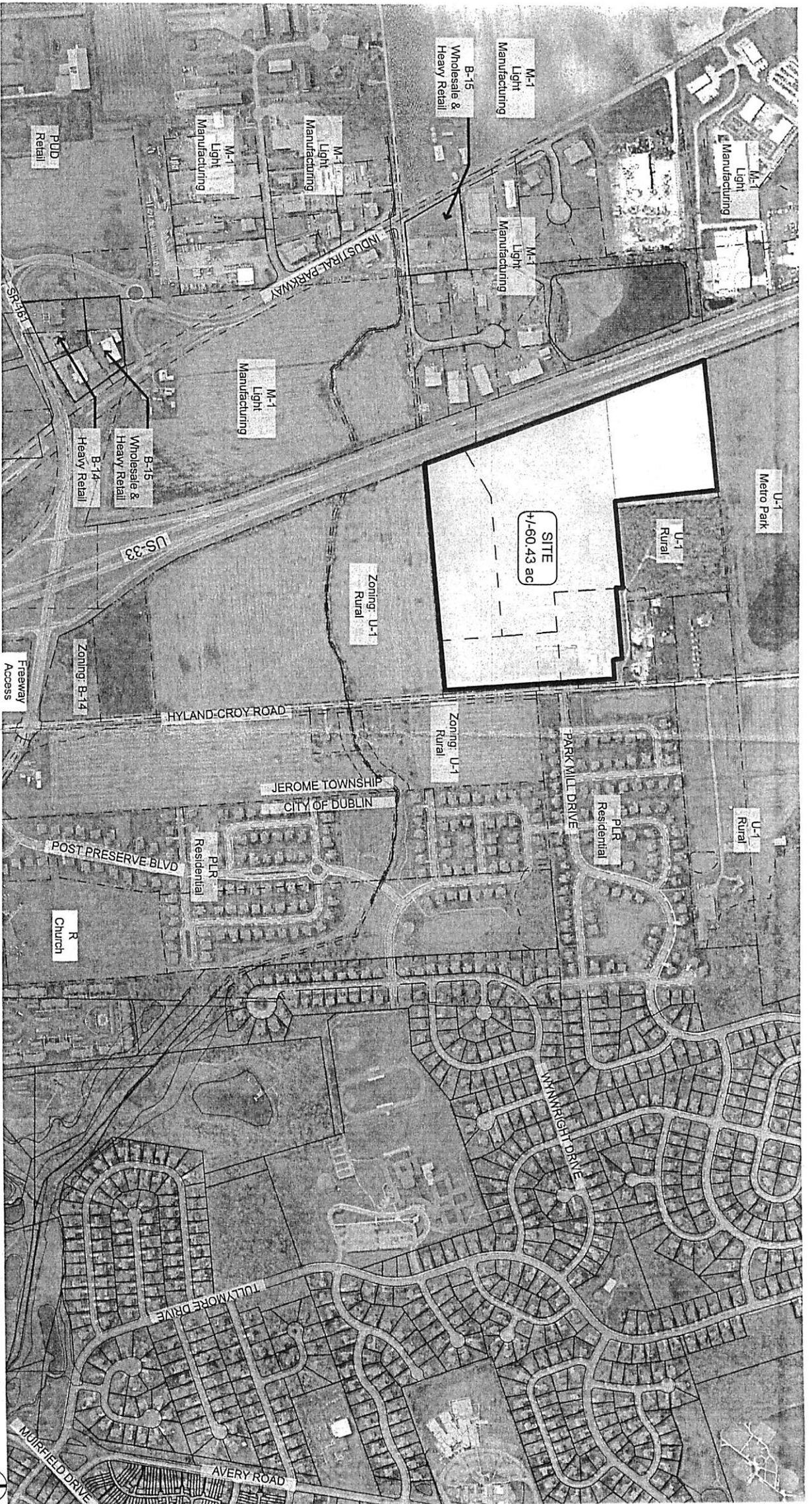
**Jerome Township Board of Trustees
Public Hearing**

December 23, 2015

At 9:50 a.m. it was moved that the Jerome Township Board of Trustees adjourn.
The motion carried.

Ronald Rhodes, Chairman

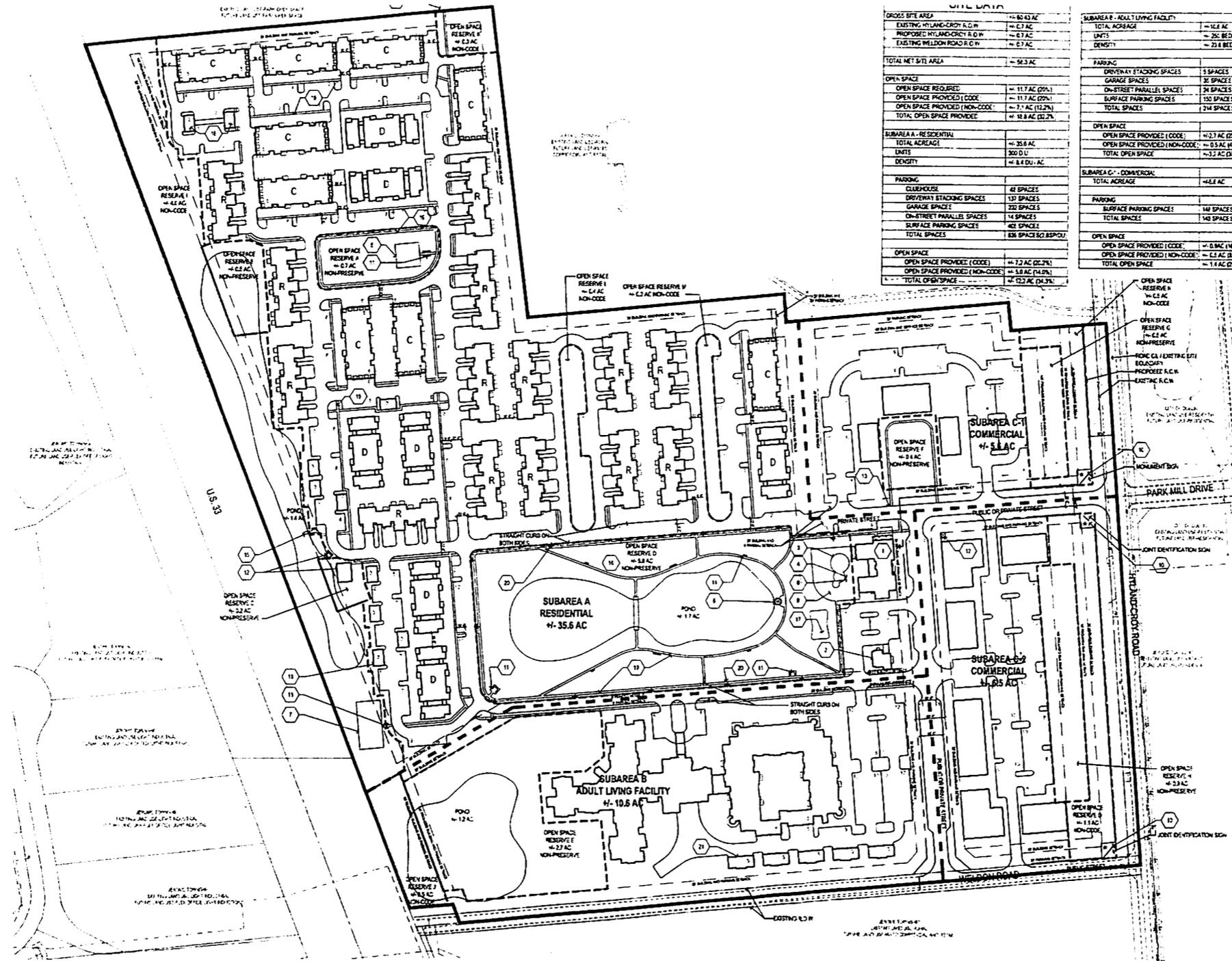
Robert Caldwell, Fiscal Officer



Jacquemin Farms in Jerome Township - Exhibit C-1: Vicinity Map

Exhibit #2

08.11.15



TOTAL SITE AREA	
CROSS SITE AREA	= 60.43 AC
EXISTING HYLAND-CROFT R.O.W.	= 0.7 AC
PROPOSED HYLAND-CROFT R.O.W.	= 0.7 AC
EXISTING WELDON ROAD R.O.W.	= 0.7 AC
TOTAL NET SITE AREA	= 60.3 AC

OPEN SPACE	
OPEN SPACE REQUIRED	= 11.7 AC (20%)
OPEN SPACE PROVIDED (CODE)	= 11.3 AC (20%)
OPEN SPACE PROVIDED (NON-CODE)	= 3.7 AC (12.2%)
TOTAL OPEN SPACE PROVIDED	= 15.0 AC (24.2%)

SUBAREA A - RESIDENTIAL	
TOTAL ACREAGE	= 35.6 AC
UNITS	300 D.U.
DENSITY	= 8.4 D.U./AC

PARKING	
CLUBHOUSE	42 SPACES
DRIVEWAY STACKING SPACES	137 SPACES
GARAGE SPACE	222 SPACES
ON-STREET PARALLEL SPACES	14 SPACES
SURFACE PARKING SPACE	402 SPACES
TOTAL SPACES	838 SPACE (20.8/SP/100)

OPEN SPACE	
OPEN SPACE PROVIDED (CODE)	= 11.3 AC (20%)
OPEN SPACE PROVIDED (NON-CODE)	= 3.7 AC (12.2%)
TOTAL OPEN SPACE	= 15.0 AC (24.2%)

SUBAREA B - ADULT LIVING FACILITY	
TOTAL ACREAGE	= 10.6 AC
UNITS	= 26 BEDS
DENSITY	= 23.8 BEDS/AC

PARKING	
DRIVEWAY STACKING SPACES	5 SPACES
GARAGE SPACES	36 SPACES
ON-STREET PARALLEL SPACES	24 SPACES
SURFACE PARKING SPACES	152 SPACES
TOTAL SPACES	217 SPACES

OPEN SPACE	
OPEN SPACE PROVIDED (CODE)	= 2.3 AC (22.6%)
OPEN SPACE PROVIDED (NON-CODE)	= 0.5 AC (4.7%)
TOTAL OPEN SPACE	= 2.8 AC (27.3%)

SUBAREA C-2 - COMMERCIAL	
TOTAL ACREAGE	= 6.5 AC

PARKING	
ON-STREET PARALLEL SPACES	36 SPACES
SURFACE PARKING SPACES	174 SPACES
TOTAL SPACES	210 SPACES

OPEN SPACE	
OPEN SPACE PROVIDED (CODE)	= 0.8 AC (12.3%)
OPEN SPACE PROVIDED (NON-CODE)	= 1.1 AC (16.9%)
TOTAL OPEN SPACE	= 1.9 AC (29.2%)

CODED NOTES	
1	CLUBHOUSE
2	CENTRALIZED MAINTENANCE/CONTRACTOR BUILDING
3	FOOT AND DECK
4	FACILITY/ENTERTAINMENT SPACE
5	COMMUNITY GARDEN/FLOWERS AND VEGETABLES
6	GAZEBO/PARTY GATHERING
7	DOG PARK
8	OUTDOOR FIREPLACE AND CAMPFIRE AREA
9	BARBEQUE - GRILL AREA
10	COMMUNITY ENTRANCE FEATURES: RURAL CHARACTER WOOD FENCE, TYPED COLOR BLACK
11	COMMUNITY BENCH SEATING AREAS
12	COMMUNITY RUSTIC CHARACTER STRUCTURE (SLO SMALL BARN, SIGN)
13	PATHWAY CONNECTION TO JACQUEMIN MARKET
14	PATHWAY CONNECTION TO GLACIER RIDGE METRO PARK
15	FISHING PIER
16	CENTRAL PARK MEADOW
17	DOLF PUTTING GREEN
18	3-UNIT GARAGE (TYP.)
19	4 CONCRETE SIDEWALK (TYP.)
20	LIGHT POLE (TYP.) SPACING SUBJECT TO PHOTO METRICS WITH DEVELOPMENT PLAN
21	DETACHED GARAGE (SUBJECT TO LAYOUT AND DESIGN BY FINAL USER)

*SUBAREAS B, C-1, AND C-2 LAYOUTS ARE CONCEPTUAL IN NATURE TO ILLUSTRATE INTENDED CHARACTER OF DEVELOPMENT. LAYOUTS MAY CHANGE WITH DEVELOPMENT PLAN.

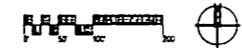
*OPEN SPACE PROVIDED (CODE) REFERS TO OPEN SPACE WHICH COMPLIES WITH SECTION 802.05 (1) OF THE JEROME TOWNSHIP ZONING CODE. SECTION 802.05 (2) STATES: "AREAS THAT SHOULD NOT BE CONSIDERED AS OPEN SPACE INCLUDE: REQUIRED SETBACKS, AREAS THAT HAVE A DIMENSION LESS THAN 75 FEET IN ANY DIRECTION."

*OPEN SPACE PROVIDED (NON-CODE) REFERS TO OPEN SPACE WHICH DOES NOT COMPLY WITH SECTION 802.05 (1) OF THE JEROME TOWNSHIP ZONING CODE. SECTION 802.05 (2) STATES: "AREAS THAT SHOULD NOT BE CONSIDERED AS OPEN SPACE INCLUDE: REQUIRED SETBACKS, AREAS THAT HAVE A DIMENSION LESS THAN 75 FEET IN ANY DIRECTION."

*NON-PRESERVE REFERS TO OPEN SPACE AS DEFINED IN SECTION 802.05 (3) OF THE JEROME TOWNSHIP ZONING CODE. SECTION 802.05 (3) STATES: "ANY AREA WITHIN THE OPEN SPACE THAT IS PROPOSED TO BE DISTURBED DURING CONSTRUCTION OR OTHERWISE NOT PRESERVED IN ITS NATURAL STATE."

PLAN
Scale 1" = 100'0"

Exhibit #3



PRELIMINARY NOT FOR CONSTRUCTION

Schottenstein Real Estate Group
Jacquemin Farms in Jerome Township
Union County, Ohio
ZONING PLAN

101 Mill Street, Suite 200
Paris, Ohio 43330
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www.ohm-adv.com

OHM

job no: 6285120141
date: 09/24/2015
sheet: E-1
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