

Union Township Trustees Hearing
JESTI Zoning Map Amendment
August 18, 2026

The Union Township Trustees held a public hearing on a map amendment filed by JESTI II LLC on August 18, 2026. President Jeff Sharps called the meeting to order at 6:30 pm. Fiscal Officer Karen Nethers called the roll. Zoning Clerk Jessica Slater recorded the roll: Trustees; Jeff Sharps, Roger Start and John Slater. Zoning Administrator Paula Greene, Licking County Assistant Prosecutor Darcy Cook, LCP Law Clerk Tori Roberts and a court recorder were present. The court recorder swore in all who wished to speak. Applicant Tim Dobyns, and his attorney David Hodge were present. Guests: Casey Curtis, John Campbell, Granville Twp. Fire Lt. Brandon Reese, Jen Kurkowski, Amy Deeds, Terry & Debbie Bowman, Shae Sohovich, Justin Weaver, Fiona Green, Karen Remlinger, Malcom Green, and Allison Owen.

Ms. Greene explains that the applicant, JESTI II, LLC owner Tim Dobyns has filed for a change in the Zoning Map from Agricultural to Preservation Residential for the following:

- part of Parcel #071-326214-00.000, 3193 Deeds Road (20.707 acres); 235.11' road frontage (applicant's home)
- part of Parcel #071-326214-00.000 (28.27 acres); 260' road frontage
- all of Parcel #071-3265680-01.000 (24.832 acres) No frontage

The two of the parcels have road frontage on Deeds Road, however, the request does not extend to Deeds Road.

Mr. Dobyns proposed development of approximately 13–20 residential homes with access from Glendalough Road in the Fairmont subdivision. The proposal is generally consistent with the Township's Comprehensive Plan.

Paula report reflected the following:

The proposed JESTI Map Amendment raises significant concerns regarding application deficiencies, roadway access, public safety, traffic, and infrastructure capacity under Sections 7.04, 7.05, and 9.07 of the Union Township Zoning Resolution.

The proposed development would rely on existing residential streets for construction and future residential traffic. The applicant has declined to include the additional 14+ acres

that would provide direct access to Deeds Road, leaving concerns regarding heavy construction traffic, emergency access, roadway capacity, and compatibility with surrounding residential uses unresolved.

The principal deficiencies and concerns are:

1. **Section 7.05(d) – Public Facilities and Services:** Concerns regarding adequate fire and EMS access, the absence of secondary access, and increased roadway use and potential infrastructure damage.
2. **Section 7.05(c) – Compatibility with Neighboring Uses:** Heavy construction traffic and increased residential traffic could result in additional noise, dust, congestion, and roadway wear affecting the existing neighborhood.
3. **Section 7.05(g) – Vehicular Approaches and Traffic:** Reliance on residential streets for heavy construction equipment and future traffic may create safety concerns and potentially impede emergency response.
4. **Section 7.04(k) – Application Requirements:** The required certified, stamped, signed, and dated survey and legal description for the portion proposed for rezoning have not been provided.
5. **Section 9.07 – Street Frontage:** The area proposed for rezoning does not have direct frontage on a public roadway, requiring further review for compliance with the required street frontage provisions.

Based on these deficiencies and concerns, Paula recommended the denial of the JESTI Map Amendment unless the identified access, safety, infrastructure, application, and street frontage issues are adequately addressed. Direct access to Deeds Road through the additional acreage would address several of the primary concerns.

A report from Holly Matti, of Crossroads Community Planning, consisted of the same concerns including the lack of approval from the Health Department for wells and septic recommending denial. a letter from a resident Dan Cross asking that access to the new development come from Deeds Road and is concerned of water run-off as his parcel adjoins the proposed subdivision.

David Hodge, Esq., representing JESTI II, stated he was not aware of Mrs. Mattei's report prior to the hearing. Mr. Hodge explained that he had worked with Mr. Dobyns on the proposed custom-built residential development and stated that the various issues identified would be addressed through the Licking County subdivision review process and by the appropriate agencies. He noted the anticipated property tax benefits to the Township, schools, and County and referenced the thorough review conducted by Licking County Planning staff.

Mr. Hodge addressed the concerns outlined in the Zoning Administrator's and Mrs. Mattei's reports. He stated that issues regarding public services, emergency access, vehicle approaches, and subdivision requirements would be evaluated and addressed through the applicable County and Township review processes. He stated that the proposed development would provide the required emergency access and that the applicable fire code requirements would be met.

Regarding the application requirements and street frontage, Mr. Hodge stated that the required legal description and survey had been submitted and that frontage requirements would ultimately be satisfied through the dedication and construction of the subdivision roads.

Mr. Hodge further stated that the additional 14 acres providing potential access to Deeds Road could be incorporated into the subdivision, but that access would ultimately be subject to the Licking County Engineer's access-management requirements and was not controlled by the Township's zoning regulations.

Public comments:

Lt. Reece of the Granville Township Fire Department explained that pursuant to Ohio Fire Code 107.1, developments with 30 or more units require a secondary entrance. He noted that Drogheda Road is currently the only access to the proposed development, as the Williamson and Gale Road entrance, as Attorney Hodge referred to, is too distant to serve as secondary access. Lt. Reece stated that response times are difficult to estimate; however, the primary concern is that an emergency on Drogheda Road could block access to the remainder of the development if no additional emergency access is provided.

Resident Casey Curtis expressed concerns regarding increased stormwater runoff, drainage impacts to neighboring properties, wetlands, and the potential burden on existing residents. He noted potential road damage from construction traffic and increased emergency response times with only one access point. Mr. Curtis requested an independent review of stormwater and drainage plans and verification of required permits. He recommended consideration of a direct connection to Deeds Road to reduce construction traffic and road wear and provide an additional emergency access route. He also provided additional recommendations should the zoning amendment be approved.

Amy Deeds expressed concerns regarding the number of homes that would contribute to local school funding and stated that additional work was needed to ensure compliance with the existing zoning process. She requested that access to Deeds Road be included, noting that the existing Gale Road access would result in longer emergency response times. Ms. Deeds also disputed the estimated school revenue presented by Mr. Hodge, stating that the cost of educating a student exceeds the revenue estimate provided.

John Cambell said a secondary public access better serves the public interest. Traffic construction will be a burden on the residents without secondary access. The average homeowner makes 9-12 trips in their car per day regarding cars which enforces travel safety with only one access.

Other visitors stated they had no additional comments, as Ms. Greene's statements addressed their concerns.

Paula Greene clarified a statement made during the Crossroad report, noting that Section D states it "cannot" conclude, although she may have stated that it "can" conclude.

Ms. Deeds stated that emergency response times would be significantly longer using Gale Road access than if access were provided from Deeds Road.

APA Cook stated that the law was clear and provided a copy of the applicable fire code, agreeing with the Fire Chief's assessment. She noted that the Comprehensive Plan is not a legal document, while the Zoning Resolution is legally binding.

APA Cook questioned the survey submitted and referenced Ohio Administrative Code Section 4733-37-01 and 4733-37-05 regarding survey requirements. She emphasized that the map amendment is a legislative decision of the Trustees and that recommendations from other parties are advisory. The Trustees are not required to follow the recommendations. Trustees are encouraged to make their own decision. She stated that verbal promises are not enforceable and noted that additional, separate processes, including the Licking County Subdivision Regulations, must also be followed. Mr. Sharps asked if the survey submitted was acceptable. APA Cook said according to the OAC code without the seal, stamp and signature the survey is not acceptable.

Attorney Hodge disputed the validity of the survey and stated that water and drainage concerns would be addressed by an engineer. He explained that access from Deeds Road was intentionally excluded to preserve farmland and stated that he did not anticipate a significant increase in traffic. He also stated that the development would provide substantial revenue to the school district.

Mr. Start asked whether Deeds Road access was intentionally excluded. Attorney Hodge confirmed that it was and stated that access could potentially be obtained from Deeds Road regardless of the rezoning, but the intent was to preserve farmland.

Mr. Dobyns stated that a bridge restricts the ability to provide entrance to the subdivision.

Mr. Start asked Attorney Hodge how the estimated tax revenue was calculated. Attorney Hodge stated the calculation was based on estimated tax revenue, education costs, and the anticipated number of students, and was prepared by an accountant. He confirmed that the County Auditor's Office had not been consulted.

Tim Dobyns requested an opportunity to consult with his attorney.

At 8:13 p.m., Trustee Sharps called a five-minute recess. The meeting reconvened at 8:17 p.m.

Attorney Hodge requested that the zoning amendment be tabled to allow additional research and development of a revised plan. Trustee Sharps questioned the timeline for tabling the request. Ms. Greene explained that a revised plan would require a new submission and review by the Zoning Commission and Licking County Planning Commission. Attorney Hodge agreed that a new application would be submitted.

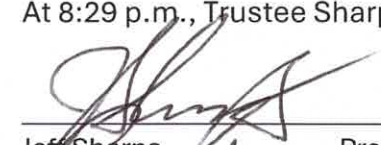
APA Cook clarified that tabling would not extend the hearing but give the Trustees 20 days to decide. Attorney Hodge clarified that he was requesting additional time, by postponing or continuing, to consider options rather than formally requesting the matter be tabled. Trustee Sharps stated his understanding that the Trustees were considering the current application and could not consider a different proposal. Attorney Hodge indicated withdrawal of the application was an alternative but requested time to consider that option.

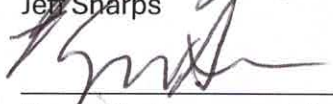
Mr. Dobyns expressed appreciation for the input received and stated that the applicants had worked on the proposal for two years. He discussed the possibility of adding the house and 15 acres to address concerns. Mr. Dobyns requested an opportunity to further discuss potential revisions and determine whether the concerns could be resolved before deciding whether to withdraw the application. Mr. Dobyns believed that they had submitted a complete application and is now aware of the residents' concerns. They do not want to withdrawal the application

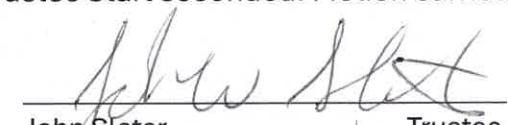
Ms. Greene stated that continuing or tabling the matter would not be beneficial if the proposal was to be changed, as the process would need to begin again. Mr. Dobyns requested the opportunity to meet with the Trustees individually to discuss potential revisions.

Mr. Dobyns requested withdrawal of the application and asked to work with the Trustees and Prosecuting Attorney moving forward. APA Cook clarified that Attorney Hodge, as the applicant's representative, would need to formally withdraw the application. Attorney Hodge then formally withdrew the application on behalf of JESTI.

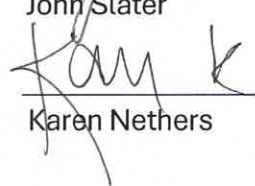
At 8:29 p.m., Trustee Sharps moved to adjourn. Trustee Start seconded. Motion carried.

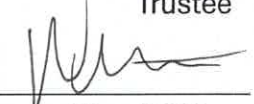

Jeff Sharps President


Roger Start Vice President


John Slater

Trustee


Karen Nethers


Fiscal Officer

