

OBITUARIES

Ronald E. "Wolf" De Wolf

The Man, the Myth, the Legend, Ronald E. "Wolf" DeWolf, age 86, of Plain City, OH passed away at his home on Sunday, August 1, 2021.

Ron was born in Peoria, OH to Flossie and Harlow DeWolf on May 28, 1935. He graduated from Raymond High School in 1953. He married Gloria I DeWolf (Friend) on December 24, 1965, in Columbus, Ohio. Ron/Wolf founded, owned and operated Bulk Transit Corporation with headquarters in Plain City, OH from 1972 to 2016 at which time he transferred ownership to his children. However, he was "showing up for work" on a regular basis until a week prior to his passing. Ron was also an Ohio Horseman. He has bred and raced many thoroughbreds, including Ohio Horse of the Year in 1996 and 1997, Crypto's Redjet. When Ron/Wolf wasn't working, he spent his time on Lake Cumberland in Kentucky surrounded by his family. This tradition started in 1981 and has continued with his wife, kids, grandkids and great grandkids, with his most recent trip over July 4th weekend. Ron and Gloria believed that the family that plays together, stays together and it did! His legacy will live on through his wife, children, grandchildren and great-grandchildren who loved him dearly. Ron/Wolf had a soft spot for dogs and had one by his side most of his life. He was especially fond of his two Bloodhounds, Auggie and G.O.B., and after they passed he would "love on" and share his meals with the grand doggies.

Ronald E. DeWolf is preceded in death by his daughter, Lisa Jo DeWolf, his parents Flossie and Harlow DeWolf, and his brother George DeWolf.

Ronald E. DeWolf is survived by his wife of 55 years, Gloria I. DeWolf (Friend), His sons, Ronald "Bryan" DeWolf (Gail) and Brad E. DeWolf, and daughter Andrea R. McClung (Sean), Grandkids, Beau Garwood (Danielle), Chance Swank, Nicholas DeWolf, Michael Woods, Rachel DeWolf, Austin Woods, Connor McClung, Madison Woods, Kayla McClung, and Mason Woods. Great Grandchildren, Faith, Skyler and Rylie Garwood, and so many beloved past and present employees, friends and colleagues.

Funeral Services will be held on Sunday, August 8, 2021, at 5 pm at the Tidd Funeral Home, Dublin-Plain City Chapel, 9720 SR 161, Plain City, OH 43064 and officiated by Pastor Dave Mann. Visitation will be held prior to the funeral service from 1 pm to 5 pm Sunday.

In lieu of flowers, contributions can made to the Shriners Children's Hospital.

Submitted by Funeral Home • Fully Paid Obituary



By
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Though many pandemic restrictions have been lifted, officials say one of the changes made popular during the height of COVID-19 is likely to stay: food trucks.

"It's a trend we're going to see for the long-term," said Jason Stanford, development services manager with Union County-Marysville Economic Development.

Stanford said the emergence of food trucks has been a "regional phenomenon" throughout central Ohio for the past several years.

He said the Marysville area was "slow to embrace" the trend, as food truck operations did not become more prominent locally until many brick-and-mortar restaurants closed during the pandemic.

Marcia Dreiseidel, director of environmental health at the Union County Health Department, said the trend has been building over the past several years, as the number of mobile licenses issued to food trucks has increased recently.

Stanford said the larger number brings "many benefits" to the local economy.

He noted that food trucks are often used to test

menus and products in a potential market.

"Sometimes we do see them turn into permanent restaurants," Stanford said, adding that he is working with several food trucks on potential building options.

Stanford acknowledged that "there is concern out there" that food trucks interfere with the business of other local restaurants.

However, he said he feels the two can coexist and function collaboratively.

"There's enough population here. There's enough demand to go around," Stanford said.

He noted that the City of Marysville is "careful" as to where food trucks are allowed to park. Stanford said they are generally stationed away from other restaurants and in front of businesses.

Stanford said placing food trucks in intentional locations encourages patrons to shop at other stores while they are grabbing food.

This synergy boosts the economy, rather than pitting businesses against each other, he said.

Stanford encouraged residents to patronize local restaurants and "give them a chance to establish and grow." From there, he said food trucks can help "alleviate the overflow."

"It all goes back to balance," he said.

While food trucks are mobile businesses, Dreiseidel said each one in Ohio operates under the same regulations.

Any food truck - regardless of where it is from - must have a license to operate.

Dreiseidel noted that a "mobile license" is issued by the county in which the business is established, but permits the food truck to sell anywhere in Ohio.

Every licensed food truck must display an ID number with its name and phone number.

Unlike restaurants and other food vendors, mobile units are not licensed based on the items they serve. The mobile permit allows vendors to sell any food, from prepackaged items to proteins that are cooked in the truck.

To obtain a license, the food truck operators must submit detailed plans to their local health department. Then, the truck and its equipment will be physically inspected by public health employees.

Licensed food trucks must have their units and practices inspected each year by the issuing entity, in the business' home county.

While only annual inspections are required, Dreiseidel said most food trucks are inspected much more frequently.

She said sanitarians with UCHD inspect food truck operations before every organized event, such as Uptown Friday Nights.

However, sanitarians

may not perform daily inspections of food trucks that operate locally "week after week," Dreiseidel explained, especially if they were granted a license through UCHD.

If a food truck licensed by another county is parked locally, she said sanitarians will generally "try to get out there."

Dreiseidel emphasized that UCHD employees will check a food truck any time there is a complaint, no matter where it is from or how recently it has been inspected.

While the health department ensures food trucks meet their health and safety standards, Dreiseidel encouraged residents to "do your own assessment."

"If something doesn't look or feel right," she said, "trust your instinct."

Ultimately, Stanford said it is important to recognize that most food trucks are also small businesses, just in a different format than the typical restaurant.

Like other local restaurants, a number of food trucks in the county are family owned and independently operated, he added.

Whether mobile or in a concrete location, Stanford said bringing new restaurants to the area should be viewed positively - especially when customers are seeking more options.

"Dining is now entertainment," he said.

Jerome

(Continued from page 1) opponents of development have repeatedly used to prevent rezoning.

Plaintiffs argued that a referendum petition is circulated via email immediately after trustees approve any residential development. Then, "an arbitrary and capricious smear campaign" is used to garner the necessary signatures.

The plaintiffs claim that recent referendums have not been based on the merit of proposed developments, but grounded in a desire to ensure undeveloped land remains open space.

The lawsuit argues that this is "at the expense of the landowners' and developers' property rights."

The plaintiffs claim it marks a shift from the way township officials treated developers in the past.

They argue that the trustees previously rezoned numerous properties from Rural Residential to Planned Development District, in accordance with the Jerome Township Comprehensive Plan.

The comprehensive plan, most recently revised in 2015, attempts to balance new development with the rural history of the area by planning for residential communities in specific clusters.

But, because a number of residents desire to restrict growth entirely, the plaintiffs argue township officials have "abandoned" the comprehensive plan.

The lawsuit states only one request "over the last several years" was approved without a referendum attempt. It speculates the "anomaly" was caused by the inability to gather door-to-door signatures during the COVID-19 pandemic.

The plaintiffs believe this trend is likely to continue.

A referendum petition to stop approximately 163 acres being developed by Jerome Village Company, LLC was recently thrown out by the Union County Board of Elections.

"The Fry Property" on the northwestern side of U.S. 42 between Harriott Road and Wells Road would consist of

commercial outparcels, a single-family home subdivision and condominium and patio home developments.

In June, the Board of Elections certified the petition, as 296 signatures were submitted and only 262 were needed.

However, the board recently upheld a protest filed on behalf of the property owner and developer claiming the summary of the petition was misleading to those who signed it.

"But for the Union County Board of Elections' decertification of the referendum petition on July 22, 2021, (the developer) would be in the same position as the plaintiffs," the lawsuit states.

It notes that a referendum is currently being circulated regarding an application to build an additional subdivision in Jerome Village.

The plaintiffs of the current lawsuit include Craig D. Scott, trustee of The Craig D. Scott Revocable Trust; Jerry L. Scott and Judith E. Scott, co-trustees of The Jerry Lynn Scott Trust; Phillip E. Scott and Mary Susan Scott, co-trustees of The Scott Family Liv-

ing Trust; Paul C. Haeusen; T-Bill Development Co., LLC; Pulte Homes of Ohio LLC; The Paragon Building Group, Ltd.; Walbonns LLC and Wicked Chicken, LLC.

Together, they claim that their proposed developments met - or exceeded - the standards set forth in the comprehensive plan, but were held back arbitrarily.

The Homestead at Scotts Farm would create 248 single-family homes on a 139.4 acre area on the south side of Brock Road between Hyland-Croy Road and the overpass with U.S. 33.

Likewise, Rolling Meadows would construct 378 units on approximately 211 acres of land along Industrial Parkway and Crottinger Road.

The smallest of the three developments, The Farm at Indian Run, would add 40 single-family homes to 24.74 acres along Industrial Parkway.

Each of the areas in question are designated in the comprehensive plan as "residential conservation districts."

According to the plan, they are typically designed as planned unit develop-

ments that cluster residential areas to preserve large areas of open space. They require at least 40% open space and no more than 2 units/acre.

Since the three developments met those requirements, the lawsuit indicates "the township had no discretion to deny the rezonings" and each application was approved.

The plaintiffs contend that township residents - even through the referendum process - must abide by the same zoning standards as their elected officials.

Based on rights granted by the General Assembly and Ohio Revised Code, both can only impose zoning restrictions when a development is not in the interest of public health and safety or in accordance with the comprehensive plan.

The lawsuit also claims that a referendum is still subject to review, and invalidation, if the results do not reflect those zoning standards.

Through the lawsuit, the plaintiffs are seeking the township to rezone the land affiliated with The Homestead at Scotts Farm, Rolling Meadows and The Farm

at Indian Run as Planned Development Districts and approve each of the developments.

They are also seeking two permanent injunctions.

The first would prevent the township from making any of the land in question a Rural Residential District. Another would ensure the township could not stop the plaintiffs from developing the properties.

The plaintiffs are also seeking an undisclosed amount of compensatory damages, though the lawsuit indicates each stakeholder has lost "millions of dollars" due to the township's actions. Attorney fees and costs are also being sought.

Jerome Township Director of Departments Douglas Stewart said township officials will not make any comments until the lawsuit is thoroughly reviewed by legal counsel.

The lawsuit was filed in the United States District Court, Southern District, Eastern Division by Vorys, Sater, Seymour and Pease LLP, counsel for the plaintiffs.

The plaintiffs requested a trial by jury.

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Solar

(Continued from page 1) planned construction of this project, the maintenance should be completed before the construction of the Samsung solar project.

Union County Commissioners, township trustees, and representatives from Union County Soil and Water Conservation District reportedly also expressed concern about maintaining the functionality of the drain tile systems in the area of the project.

Meeting attendees also shared concerns about fencing and landscaping surrounding the project and what the setback from the property line would be.

"It's going to affect taxes for the schools and it's

going to affect villages far outside the village because those farm acres are now going to be part of ... an energy group," Jerew recently told the village council. "The schools are going to benefit for the next 30 years."

Jerew said the commissioners have hired an attorney "to make sure everything's going to be done correctly."

Additionally, he raised concerns about runoff into Fulton Creek. Hull & Associates, LLC, a project development and engineering consulting firm, reportedly told the meeting attendees on July 20 that the solar project will be subject to the Ohio EPA

Construction Stormwater General permit, and erosion and sediment control plans will be prepared.

"They assured me that the runoff from the solar fields will be less than it is for farmers because the only time the solar panels will be flat will be at noon because they're on a rotation. They will follow the sun," the mayor explained.

Engineers and county commissioners are reportedly analyzing Fulton Creek to see the impact of any runoff.

A U.S. engineer is reportedly helping the South Korean company with the project.

So, where does this stored solar energy go?

"There's one company that will buy all this electricity from Ohio, Indiana (and) Pennsylvania and they regulate the electricity from that company," Jerew explained.

"That company buys it, and they ship it wherever they regulate for all three states. They're paying extremely well to farmers. It's hard to blame a farmer for not signing up."

The mayor also encouraged councilmembers to be educated about the solar farm development and to use their voices as elected officials.

"Solar's coming. Keep reading. Keep talking. Voice your opinions, but solar's coming close to the edges of town," Jerew said.

READY FOR SOME FOOTBALL TALK?

Marysville Journal-Tribune

PODCAST

CHAD
WILLIAMSON

TIM
MILLER

SAM
DILLION

The Marysville Journal-Tribune is busy at creating a new **PODCAST** where Chad Williamson, Tim Miller and Sam Dillion will talk each week about local football. Check the JT sports page or FB page for updates on the link to listen in to what the guys have to say.

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