

Violet Township Board of Trustees

June 17, 2015
Public Hearing

Mr. Dunlap made a motion at 8:00 p.m. to recess the regular trustee meeting and open the Public Hearing for Case number 02-ZC-2015. Seconded by Mr. Weltlich. Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes; Mr. Myers, yes. Motion carries 3-0. Mr. Myers respectively asked to be excused from these proceedings. Mr. Weltlich agreed. Mr. Myers left the meeting room and did not participate in the public hearing.

Others present: Director of Operations, John Eisel; Township Engineer, Greg Butcher; Fiscal Officer, Brian Sauer; Zoning Inspector, Kelly Sarko; Attorney Pete Griggs.

Mr. Weltlich explained that there is an approved planned development that has been approved twice. The issue at hand is not shall the trustees approve or disapprove a planned development for the land. That has already been decided. The developer has asked to modify the approved planned development. The public hearing is about the modification to the development plan.

Ms. Kelly Sarko stated that this hearing is a continuation of case number 02-ZC-2015, an application to amend the Eastern Lakes Planned District. She explained this was a modification of the Eastern Lakes Planned District. Eastern Lakes was rezoned in 2004 and that plan contained 145 single family homes on 109+ acres. The new development plan consists of 187 single family home lots on the same acreage. It will retain the existing home on the Allert property. There will be 52 acres of open space. Mr. Glen Dugger, Mr. Shawn Lanning and Mr. Doug Tailford were on hand to provide some revisions and address questions from the trustees and the public.

Glen Dugger, an attorney with Smith and Hale at 3700 W. Broad Street, Columbus, Ohio was present on behalf of the applicant. He said that the number of people interested in the project has expanded and numerous revisions have been made to the plan in cooperation with Ms. Sarko. However, the application is not quite ready to be considered by the trustees. Within the past two weeks there has been a significant amount of public concern and comment. This was unexpected as the property had already been zoned and had been the subject of several approvals. There have been too many questions for the developer to respond to and they would like to have a community meeting for interested parties on June 24, 2015, at 7:00 p.m. at the Pickerington Senior Center, 150 Hereford Drive, Pickerington, OH. They stated that they would be available as long as needed at that public education meeting to answer questions. The developer requested a continuation of the public hearing until the next trustee meeting so that the development plan and text can be finalized with Ms. Sarko.

Mr. Weltlich asked if Mr. Dugger was willing to meet with the public in an attempt to find areas of mutual agreement, not just educate the public. Mr. Dugger assured the trustees that the developer was willing to accept input from the public to make the project better. They would like to work with the public on a factual basis about the project.

Mr. Weltlich and Mr. Dunlap were concerned that rescheduling the hearing for the next trustee meeting would not be enough time for the developer to reach harmony with the residents opposing them. Mr. Dugger was willing to accept the scheduling suggested by the trustees. Mr. Weltlich encouraged the public to coordinate speakers for their concerns at the public meeting so that the developer did not have to answer the same question multiple times and the meeting would move more smoothly.

Mr. Weltlich asked if there was anyone in the audience who would like to speak.

Peggy Portier of 9841 Refugee Rd, Pickerington, spoke in favor of the plan. She said that compared to the original plan the new plan is a big improvement as it preserves wetlands in the back, has more open space and multi-use paths and it connects to the school. The smaller lot size is not an issue for her as the density is still less than two houses per acres. She does not think that the closeness of the houses is an issue because there are people who do not want a large yard and this development gives them an option to have a home with a smaller yard and open space with bike trails for their families to use. She thinks that we need to look at housing options other than half acres lots. She doesn't think that half acre lot development plans are sustainable in the future and we are already at a breaking point where we can't take care of the infrastructure we have now. The new development

plan with houses closer together requires less infrastructure, but we are still maintaining open space for the community. She thinks the new plan is a good compromise. She thinks that if we want a thriving community in fifty years we need to start looking at different housing options including apartments. We need a wider diversity of housing option in Violet Township.

Mr. Dugger confirmed that the developer would be available for questions at the public meeting scheduled for June 24, 2015 at 150 Hereford Drive at the Pickerington Senior Center at 7:00 p.m.

Mr. Dunlap asked the audience if the public meeting sounded good to those with concerns so they could speak unofficially with the developer.

Mr. Herb James of 13240 Pickerington Rd, a 30-year resident, stated that the first he and his wife had heard of the project was when a neighbor told them. He appreciates the trustees taking their time because he doesn't think a week is enough time for him to get up to speed on the project. He is in agreement with waiting a month to reschedule the hearing.

Mr. Dunlap explained that the developer scheduled the public education meeting so that it could be announced at this hearing. Mr. Dugger confirmed that was the case and requested a copy of the contact information residents provided at tonight's meeting so he could send out a meeting notice.

Mr. Dunlap asked Mr. Griggs how they should proceed. Mr. Griggs advised that they should set a date and time for the hearing continuance.

Mr. Dunlap made a motion to continue the hearing until 8:00 p.m. on July 15, 2015 at this location. Mr. Weltlich seconded the motion. Discussion: Mr. Dunlap told Mr. Dugger that this would give him extra time in case he needed to schedule more than one public meeting. A member of the audience said that a number of people had come prepared to give testimony and would like the opportunity to speak. Mr. Weltlich said that they should wait until after the public meeting. Mr. Dunlap explained that as the applicant had requested a continuance, the trustees must act on that.

Mathew J. Basey of 12874 Pickerington Road, Pickerington, Ohio was present. Mr. Basey asked if the Trustees would be at the meeting on June 24th. Mr. Dunlap said they would not as this was a private meeting.

Roger Graves of 12361 Tollgate Road, Pickerington, Ohio was present. Mr. Graves had heard that M/I Homes had made revisions to the plan and he wanted to hear what they were before he commented on them. Mr. Weltlich again respectfully submitted that he attend the meeting on June 24th.

Mr. Griggs explained M/I would go over the plan revisions at the June 24th meeting and there he would have a chance to give his comments.

Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes. Motion carries 2-0.

Mr. Dunlap made a motion at 8:26 p.m. to close the public hearing and return to the regularly scheduled Trustee meeting. Seconded by Mr. Weltlich. Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes. Motion carried 2-0.

Respectfully Submitted,

Brian Sauer, Fiscal Officer

Joniann Goldberg, Administrative Assistant

Approved by:

Terry J. Dunlap, Sr., Trustee

Harry W. Myers, Jr., Trustee

Gary P. Weltlich, Trustee

Date: _____