

Violet Township Board of Trustees

October 7, 2015

Public Hearing – Preliminary Plan Review – Heron Crossing

Mr. Dunlap made a motion to recess the regular meeting and go into the public hearing scheduled for 8:00 p.m. for the Preliminary Plan for Heron Crossing. Seconded by Mr. Weltlich. Roll call: Mr. Dunlap, yes; Mr. Weltlich, yes; Mr. Myers, yes. Motion carries 3-0.

Other Township Officials present: Township Engineer, Greg Butcher; Fiscal Officer, Brian Sauer; Zoning Inspector, Kelly Sarko; Director of Operations, John Eisel.

Mr. Myers asked to be excused from these proceedings. Mr. Weltlich excused Mr. Myers.

Ms. Sarko explained the purpose of this hearing was to review and approve the preliminary plan for Heron Crossing. The modification for Heron Crossing was approved in August, 2015. The preliminary plan was approved by Regional Planning on September 1, 2015. Their approval is conditioned on several items including:

- Traffic impact study
- Obtaining right-of-way outlet site drainage
- Wetlands delineation report
- Right-of-way dedications
- Access easements for sanitary sewer
- The stub street to Tollgate schools
- Site distance certifications
- drainage maintenance district establishment for subdivision

Ms. Sarko noted that Fairfield County Regional Planning Commission will not approve the Construction Drawings for Section 1 until the issues have been satisfactorily addressed.

Ms. Sarko has compared the two drawings and they are consistent. She noted she had only one question and that was with regards to the “proposed swale” which runs along the east and west property lines. She noted the development plan requires this area to remain in its natural state she wanted to know the size of these swales.

Mr. Weltlich said he was concerned because there are issues listed by RPC so his question is it proper for the Trustees to approve the Preliminary Plan without those issues being mitigated or addressed. Ms. Sarko said the issues are Fairfield County Regional Planning Commission Subdivision Regulations and RPC will not approve the construction drawings for Section 1 unless those conditions are addressed.. Mr. Weltlich asked if the enforcement is such the Developer is unable to break ground until those conditions are satisfied. Mr. Butcher said that is correct.

Mr. Eisel interjected noted the prepared Resolution is conditioned upon all requirements and conditions of approval of Fairfield County Regional Planning Commission Subdivision Regulations are met.

Mr.; Weltlich asked about Ms. Sarko’s concern about the swale. Ms. Sarko said the development text indicated the swale is part of the buffer along the east and west property lines which is to be left in its natural condition. Ms. Sarko asked about the size of the swales and how much the buffer would be impacted. Mr. Lanning, Waton Consulting Engineers and Surveyors, 83 Shull Avenue, Gahanna said he would have to get back to her and let her know.

Mr. Dunlap asked if the 75’ radius was the new and not the old. Mr. Lanning said there was a bulb. Referring to the eyebrow corners, Mr. Dunlap asked why these on the plan. Ms. Sarko said they were changed to comply with Fairfield Regional Planning requirements.

Mr. Dunlap asked if there was a method that Violet Township can pass a resolution saying ‘no’ and override Regional Planning under Home Rule. Mr. Butcher said he

would get the answer and he thinks eliminating that would have an impact on some other issues.

Ms. Sarko commented there was an issue where originally when this was laid out the corners were square and there was an issue with the length of the streets leading into the corners.. She said they were trying to conform to Delaware County regulations. As the length of the streets was too long, they had to change this to an eyebrow corner. The corner would have been too sharp and hazardous.

Mr. Blair stated he saw several houses but only one access. Mr. Lanning said in the future there will be several stub streets. Ms. Sarko added there would be a turn lane installed on Refugee Road.

Chief Little asked what happened to the access. Ms. Sarko said it was still there and it will not be gated off. It was noted it was the school's preference that it be gated. Mr. Butcher interjected and said this was a point of conversation that could be a point of contention. He said we need to have a conversation with the school district and Regional Planning about this and identify the benefits of having a full uninterrupted access. Mr. Butcher has indicated to school district personnel that at the appropriate time we will have those conversations. Mr. Weltlich commented that two of the five school board members he has spoken to understands there is discussion that needs to be held.

Referring to an aerial image of the site on the screen, Mr. Butcher wanted to show that storm water discharge for the site is through a road culvert which continues south to the ditch on the south side of Refugee Road. He noted this area is a very undefined drainage way and we will be working diligently to ensure the post development runoff into this area which goes into the stream, which has erosion issues throughout Huntington Hills.

Mr. Butcher said an alternative is to take the water west along Refugee Road to the ditch and then through the waterway. He said there have been instances in developments where we did a good job of managing the outside drainage, however, we have had some impact to areas outside of that that by statute, we have difficulty including that area within easements of drainage maintenance districts. Mr. Butcher said we are becoming more cognizant of what happens offsite and making sure there are no negative impacts downstream.

Comment [GB1]: Mr. Butcher stated that it is important that we continue to review the subdivision's stormwater discharge. Currently, the discharge is to a non-maintained swale on the south side of Refugee Road which drains into a waterway that flows through the Huntington Hills subdivision. Mr. Butcher explained that taking the stormwater west within the existing right of way to the waterway should be evaluated. Historically, we have observed off-site impacts from new subdivision development which by statute are difficult to address after the fact. Mr. Lanning said he was aware that this was being looked at by his office.

Mr. Dunlap made a motion to Adopt Resolution 2015-1007-06 – to Approve the Preliminary Plan for Heron Crossing. Mr. Weltlich seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes. Motion carries 2-0.

Mr. Dunlap made a motion to close the public hearing at 8:21 p.m. and return to the regularly scheduled Trustee meeting. Mr. Weltlich seconded the motion. 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: _____