

## **Violet Township Board of Trustees**

**August 5, 2015**

### **Public Hearing**

**Mr. Dunlap made a motion to recess the regular meeting and go into the scheduled public hearing for Case No. 02-ZC-2015 Seconded by Mr. Weltlich. Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes, Mr. Myers, yes. Motion carries 3-0.**

**Others present: Township Engineer, Greg Butcher; Fiscal Officer, Brian Sauer; Zoning Inspector, Kelly Sarko; Peter Griggs, Township Legal Counsel**

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

Mr. Weltlich asked the developer to walk through from the very beginning and all the major changes that have taken place.

Kevin Zeppernick, Vice President of Land Development for M/I Schottenstein Homes, Inc., 7830 Ackerly Loop, New Albany, Ohio said they started looking at the property a year and a half ago and it was zoned for 145 lots. He said they did not like the plan at the time and they wanted to make adjustments. He said their target market is looking for smaller lots, clustered development where there is an emphasis on the usable green space. At the first meeting they had 187 lots and they were asked to reduce density and increase lot sizes. He said they removed 7 lots which leaves it at the 180 lots it is today. Mr. Zeppernick said they made the lots wider and they are between 70-85 feet in width.

Mr. Weltlich asked about the road and lot layout. Mr. Tailford said most of their streets are curvilinear. They have agreed in the text that when they get to the final plat that they would vary the front building setback from 30' to 33' and vary that throughout the development.

Mr. Tailford went over the various concessions and commitments they have made. He noted they have increased the size of the cal de sac at the request of the Trustees; have increased the side yard setback from 7 feet to 10 feet; increased the minimum square footages of the houses from 1400 to 1500 for ranches, and for the 2-story homes from 1500 to 1750. He said they have an architectural diversity matrix where there will not be similar houses next to each other or across the street from each other; they have committed to a portion of natural materials on all of their model homes and any spec house they build. He noted that 10 of the homes they build in a subdivision are spec homes. He said they have committed to make the wooded area in the back a tree preserve as well as meadow grasses in the open space. They have also agreed to look into the structural integrity of the dam on the existing pond.

Mr. Weltlich said the last time they met they asked them to look at their densities and asked if they looked at them. Mr. Zeppernick replied, respectfully in order to provide the amenities and the product they want to deliver, in order to keep pace and for development not to stagnate with the amount of open space provided they need to keep their density the same.

Mr. Weltlich said there had been conversations publicly and aside about the value of their homes being overstated. Mr. Zeppernick stated they did a Performa and they are spot on in Meadowmoore and they have been very successful.

Mr. Zeppernick stated the walkability, the school district, and location provides a good price point. He said these homes are well built homes in the \$300,000 price range.

Mr. Weltlich asked if they had met with the school board. Mr. Tailford said he did not meet with the school board but did meet with the Superintendent today and discussed doing something for the school. They determined that M/I will do improvements to the existing site. M/I committed early on that they would build the drive/street as there is \$50,000 held in escrow by the County. Once the drive is done, the money will be released back to the schools. M/I has responded to the Trustees questions about

offsetting the cost to the schools by contributing something to the school board and the school system.

Mr. Weltlich asked the Fiscal Officer to read the petition they were presented at the last Public Hearing date and the count of the signatures. Mr. Dunlap asked if we were setting a precedent as this was not something we had done before. Mr. Weltlich said we had never received petitions since he had been a Trustee and he just wanted it in the record. Mr. Dunlap objected. Mr. Sauer read the petition: *"We, the citizens of Violet Township, Ohio respectfully ask the Violet Township Trustees to deny application 02-ZC-2015. The application as written increases the housing density which brings more traffic, and congestion. Increased housing density would require smaller lots, smaller houses, and negatively impacts the property values of surrounding properties. I ask the Township Trustees deny application 02-ZC-2015"*. Mr. Sauer said he counted 163 signatures. Mr. Dunlap asked if this included addresses or just signatures. Mr. Sauer said it included addresses and signatures.

Mr. Weltlich said he had asked Mr. Butcher to put together a spreadsheet for the development before and after and compared to other developments.

Mr. Weltlich explained he did not plan on voting tonight as he didn't receive the last update until 5:00 p.m. last night and has not had time to review the text. Mr. Dunlap added that it has always been our policy that once we close the hearing we make the decision at the next Trustee meeting.

Mr. Butcher explained he had compiled a comparison of different subdivisions within Violet Township. He explained gross density as the number of lots divided by the acreage. He said there are 16 acres of right-of-way in Eastern Lakes and in Heron Crossing there are 11.4 acres of right-of-way. He said there is 4.5 acres less right-of-way in Heron Crossing than the original Eastern Lakes which he attributes to street lengths. The net density is the total acreage minus the right of way and that becomes the denominator and the lots divided by that are the net density.

Mr. Griggs explained that Ms. Sarko prepared an extensive exhibit list they feel the board needs to make part of the record. Ms. Sarko read the list of exhibits into the record:

1. Final Development Text dated 8-5-15
2. Final Development Plan Dated 8-4-15
3. Application Including authorization from Gary Allert
4. Alta Survey
5. Aerial Image
6. Sample Deed Restrictions (Sunbury Cove)
7. Home Elevations, Villages at Central College (8 pages)
8. Mailbox Schematic
9. Sign Package for Model Home (7 pages)
10. Open Space Table
11. Wetland Impact Drawing dated 7-12-15
12. Landscape Plans, 4 pages, Blendon Gardens, dated 5-29-15
13. Lot Width Exhibit Plan
14. Lot Size Highlighted Exhibit
15. Heron Crossing Plan Overlaid with Eastern Lakes Plan
16. OSU Field Exhibit (Open Space Size)
17. Fairfield County Regional Planning Commission recommendation
18. Flood Hazard Building Permit from Fairfield County Regional Planning Commission
19. Letter from Lt. Belcher, Violet Township Fire Department
20. Email from VanCourt 6/30/15
21. Cathy Jerbic testimony 6/3/5
22. Cathy Jerbic testimony 6-17-15

- 23. Cathy Jerbic testimony 7-15-15 (dated 6-17-15)
- 24. Petition submitted at 7/15/15 meeting date
- 25. Email from Lynne Whitman 7/16/15
- 26. Email from Lee Parker 8/4/15
- 27. Meadow Grass Exhibit
- 28. Example Home Pictures presented at Trustees meeting 7/15/15
- 29. Eastern Lakes Development Text and Plan 2004

**Mr. Dunlap made a motion to accept the Exhibit List for Case Number 02-ZC-2015 consisting of 29 items which Ms. Sarko read into the record. Mr. Weltlich seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes. Motion 2015-0805-A passes 2-0.**

**Mr. Dunlap made a motion to close the public hearing at 8:32 p.m. on Case Number 02-ZC-2015. Mr. Weltlich seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes. Motion carried 2-0.**

**Mr. Dunlap made a motion at 8:26 p.m. to take a 5 minute recess and then resume the regular portion of the Violet Township Board of Trustees meeting. Seconded by Mr. Weltlich. Roll call vote: Mr. Dunlap, yes; Mr. Weltlich, yes. Motion carries 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: \_\_\_\_\_