

## Violet Township Board of Trustees

June 1, 2016  
Public Hearing

**Mr. Myers made a motion to recess the regular Trustees meeting and convene a scheduled public hearing of Case Number 01-ZC-2015. – an application filed by John Donley to Rezone 115+ acres from the R-1 Single Family Residential District to a PD, Planned Residential District to Accommodate a 193(194) lot single family subdivision. Seconded by Mr. Monhollen. Roll call vote: Mr. Myers, yes; Mr. Monhollen, yes; Mr. Dunlap, yes. Motion carries 3-0.**

**Others present: Director of Operations, John Eisel; Township Engineer, Greg Butcher; Fire Chief, Mike Little; Assistant Fire Chief James Paxton; and Zoning Inspector, Kelly Sarko.**

Mr. Dunlap asked Ms. Sarko to provide an update from the last meeting.

Ms. Sarko reported there was a request for a connector to the north and a stub has been provided with the same provisions as the south connector, that when final engineering for the section where the stub is located it is determined the stub is not necessary, the Developer has the ability to change this to a buildable lot.

Ms. Sarko said additional divergences have been requested. The divergences are:

1. Lots 13-17, the Zoning Code requires lots adjacent to a developed R-1 District to have the same lot area and setbacks as the R-1 District. A divergence is requested for these lots to allow: a lot area less than 20,000 square feet; a front yard of 30 feet; a rear yard of 30 feet and side yard setbacks of 7.5'. She noted Lot 17 does meet the minimum area requirement for the R-1 District.
2. With regards to Lots 1-3, these lots are also adjacent to an R-1 District, however they do not meet the applicable lot width for the R-1 District and these lots are 90 feet wide (instead of 100 feet wide). Additionally for these lots, the front building setback along this stretch of street is shown to be 40 feet; they are requesting a divergence to allow a 40 foot front building setback for these lots instead of the required 50 foot front building setback.

Ms. Sarko said the Development Plan was revised to move the path west of the existing tree line in the central green space. She said that not only is there still a large wide open space but, the pathway is moved away from the rear of the lots on the east side of the Reserve.

Ms. Sarko noted that provisions for pergolas had been placed in the Development Text. She said that pergolas are defined as “a garden feature detached from the house forming a shaded walkway, passageway, or sitting area of vertical posts or pillars that usually support cross-beams and a sturdy open lattice. Pergolas may be constructed in the rear of the lot, but not within the applicable side and rear yard setbacks. Pergolas may be constructed within six inches of the house. Ms. Sarko noted including this provision in the Development Text allows pergolas to be placed closer to the home but within the applicable building setbacks.

She said a provision was included regarding easements, which states that structures including fences and pergolas are not permitted within platted easements. She said this will help reinforce the provisions on recorded plats regarding easements.

Ms. Sarko noted that Mr. Jeff Strung, Mr. Rick Harkless and Mr. John Donley were present to address any questions of the Board.

Mr. Jeff Strung of EMT&T, 5500 New Albany Road, Columbus, Ohio said that Ms. Sarko summarized the updates.

Mr. Monhollen asked how many feet of paths were provided. Mr. Strung said there were 4,600+ feet of pathway.

Mr. Monhollen asked if a pergola would have to be reviewed by the Developer. Mr. Donley said approval would follow the process that is currently in place for Meadowmoore. Ms. Sarko said the deed restrictions require property owners to have

Developer or HOA approval for new construction projects in Meadowmoore and the same would be applicable to Meadowmoore Reserve.

Mr. John Donley, of 8400 Busey Road, commented he feels this development is a good development and they have been working on the project for a good amount of time.

Hearing no further questions, **Mr. Myers made the motion to close the public hearing at 8:10 PM and return to the regular meeting. Seconded by Mr. Monhollen. Roll call vote: Mr. Myers, yes; Mr. Monhollen, yes; Mr. Dunlap, yes. Motion carries 3-0.**

Respectfully Submitted,

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Brian Sauer, Fiscal Officer

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Peggy L. Portier, Administrative Assistant

Approved by:

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Terry J. Dunlap, Sr., Trustee

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Darrin Monhollen, Trustee

Date: \_\_\_\_\_

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Harry W. Myers, Jr., Trustee