

Violet Township Board of Trustees

June 21, 2017

Public Hearing

Case Number 05-ZC-2017 – Chesapeake Planned District

(Continued from June 7, 2017)

Mr. Dunlap made the motion to recess the regular meeting and enter into the public hearing for Case 05-ZC-2017 scheduled for 8:00 p.m. Mr. Myers seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Monhollen, yes, Motion carries 3-0.

Others present: Kelly Sarko, Zoning Inspector and Jennifer Huber, Township Legal Counsel and Mike Little, Fire Chief

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This is a REC-1 district that is privately owned Recreation District and the R-2 single family District to the Planned Residential District in order to accommodate an 80 lot single family subdivision

Ms. Sarko explained she has been working with the applicants on the Development Text in accordance from the last meeting. The most significant revision is the increase of the cul-de-sac right-of-way to 75 feet.

Regarding street lights, the Development Text was revised to state the Chesapeake HOA is now responsible for the costs of the electric service for the street lights.

Regarding street signs, the applicants have committed to green signs with white letters. The text states that street signs located in the Chesapeake Subdivision will be in conformance with the typical standard of Violet Township (white letters with green background).

Ms. Sarko noted other details that were changed. First, to include 50 feet in the line for rear yard setback in the table for building setbacks. She explained that lots that have a no build zone along the rear property line are required to have a rear yard setback of 50 feet.

On the Development Plan approved by the Zoning Commission, Lots 1 and 80 the front building setback was shown on that drawing however after revision, the line for front building line is not shown and that needs to be corrected.

Mr. Dunlap said he understands the entire area is REC-1 and the communications tower is REC-1. If it is rezoned to a PD, upon rezoning, the existing telecommunications tower and antenna will become non-conforming and shall be required to meet all non-conforming telecommunications and antenna requirements as set forth in Section 3Z7 of the Violet Township Zoning Code. That can never go back to anything else other than that. If it is never used for that then a non-conforming goes away. Ms. Sarko said the entire property including the cell tower will be rezoned. She said if the cell tower is removed at the end of its lease, and that use has ceased for two years, it cannot be used for that use again. The Development Text for the PD states what is permitted in that District.

The text also addresses when the lease expires, the land has to be restored and the Wymer's will deed that over to the Homeowners Association. The text says no money, but the Addendum says \$100.00. Ms. Sarko said it was \$100.00 for Exhibit B in Number 2. Ms. Sarko believes Ms. Huber had addressed that question as it needs to be in the Development Text.

Ms. Huber said she agreed with everything Ms. Sarko had to say and she didn't have anything to add.

Mr. Ridder of Fisher Homes and Fisher Developer Company were there to answer any questions the Trustees might have.

Mr. Dunlap asked Ms. Huber if she was good with all the changes from last time and Ms. Huber agreed.

Mr. Dunlap made a motion to close the Public Hearing at 8:09 p.m. and return to the regular Trustee meeting. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mr. Myers, yes. Motion carries 3-0.

Respectfully Submitted,

Brian Sauer, Fiscal Officer

Joniann Goldberg, Administrative
Assistant

Approved by:

Terry J. Dunlap, Sr., Trustee

Darrin Monhollen, Trustee

Harry W. Myers, Jr., Trustee

Date: _____