

Violet Township Board of Trustees

September 20, 2017

Public Hearing: Case Number 03-ZC-2017 – Meadowmoore Reserve
Planned District Modification

Mr. Dunlap made a motion to recess the regular meeting at 8:00 p.m. and go to the Public Hearings and start with Case Number 03-ZC-2017. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mr. Myers, yes; Motion carries 3-0.

Case Number 03-ZC-2017 is an application to modify the the Meadowmoore Reserve Planned District , consisting of 116+ acres on the west side of Ault Road, south of Blacklick-Eastern Road, owned by Donley Homes Inc., 7600 Farmsbury Drive, Reynoldsburg. Pursuant to Violet Township Zoning Resolution Section 3V3-01(F) this application requests to modify the side yard setback on certain lots within the Meadowmoore Reserve Planned District.

Ms. Sarko explained the PD requires lots adjacent to previously developed or platted lots, be made to conform to the minimum size and minimum setbacks for the adjoining district. The Bates-Crawford subdivision to the north and Fox Run West on the south are zoned R-1. Referring to the Development Plan, Ms. Sarko noted the lots they are requesting to modify are highlighted in red. Lots 1, 2 and 3 off Ault Road; lots 18 -20; lots 168 -170 (on the northwest corner); and Lots 180,181, 183, 194, and 187. . They are requesting 7.5 foot side yard setbacks. The interior lots within subdivision have 7.5 foot setbacks.

Mr. Myers asked what the rest of the lots have as setbacks. Ms. Sarko said the rest of the lots are 7.5 feet side yard setback. Mr. Myers asked why these were not. Ms. Sarko explained the code requires, since they don't have a buffer then they need to meet the requirements of the adjoining R-1 District. In lieu of a buffer they made the lots at least 20,000 square feet and they have the same side and rear setbacks. She said it appears the lots on the curves they can cannot accommodate a third car garage. Ms. Sarko said the rest of the perimeter lots are 15 foot side yard setback and the sideyard setback for interior lots is is 7.5 feet (what does 'inside is 7.5 feet' mean?). All other perimeter lot will have 15 foot side yard setbacks..

Mr. John Donley said they feel this was a clerical error initially by their land planner. It was their intention to have wider side yards. They are just asking to make these lots consistent with the others, so they can put side load garages on them.

Mr. Dunlap made a motion to close the public hearing on Case Number 03-ZC-2017. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mr. Myers, yes. Motion carries and the Public Hearing is closed.

Brian C. Sauer, Fiscal Officer

Joniann Goldberg, Administrative

Approved by:

Terry J. Dunlap, Sr., Trustee

Darrin Monhollen, Trustee

Harry W. Myers, Jr., Trustee

Date: _____