

Violet Township Board of Trustees

October 4, 2017

Public Hearing - Case Number 05-ZC-2017

Springcreek Planne District Modification

(Continued from September 20, 2017)

Mr. Dunlap made a motion at 8:05 to open the Public Hearing for Case Number 05-ZC-2017 application filed by the Ricketts Company, LPA. Seconded by Mr. Myers. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Monhollen, yes. Motion carries 3-0.

Others present: Brian Sauer, Fiscal Officer; Kelly Sarko, Zoning Inspector; Jennifer Huber, Township Legal Counsel; Greg Butcher, Engineer; Mike Little, Fire Chief; Jim Paxton, Asst Fire Chief; and Holly Mattei, Economic Development Director.

Continuation of the September 20, 2017 public hearing of **Case Number 05-ZC-2017**. Ms. Sarko stated that the hearing was continued for several reasons. Changes made to the development text and plan include:

1. Movement of the multi-use asphalt path in relationship to the Sluss property on Pickerington Road. It will continue to Pickerington Road and as well as along the rear of the Ricketts Commercial Tract
2. Updated Development Text pertaining to house numbering
3. Mounding and landscaping near the Sluss property
4. Updates to the development standards

Mr. Ricketts provided an updated comparison chart and supplement development text.

Richard Ricketts, of 50 Hill Rd South (office) and 8312 Cameron Ct. (residence), Pickerington, OH provided Mr. Sauer and Mr. Butcher with marked copies of the updated plans and text.

Mr. Ricketts introduced Steve Peck of Pulte Homes, the anticipated developer of the residential portion of the development, and Dillon Ricketts who was present on behalf of the Ricketts family.

Mr. Ricketts said that they have addressed all issues mentioned by the Township Staff and neighbors. He said one issue was the future lack of mailboxes in subdivisions as the post office will be requiring mailbox pods instead of individual mailboxes. He has discussed this with staff and fire department personnel as it relates to emergency response and how house numbers must be displayed.

Mr. Ricketts has followed up on the annexation of four particular lots on the plan that are partially in the City of Pickerington and partially in the Township. He said their intention is to have them fully annexed into the City so there is conformity of the boundary lines. He sent an official annexation request to the City, but has not received a reply. As an alternative, if the city does not want to annex the additional land, he will request that the city de-annex the property. He doesn't think the city will allow this. If the city does not allow any change in the annexation boundary, the plan will be changed to match the municipal boundary which will mean some lots will be larger and some lots will be removed from the plan.

Mr. Ricketts said he followed up on a possible joint maintenance agreement between the City of Pickerington and Violet Township regarding snow removal. He made a request to the City to enter into an agreement and the City asked that

he submit a proposal that could be taken to the City Service Committee. Mr. Butcher and Mr. Ricketts have agreed that he will work with the Township as to some acceptable concepts and he will continue to serve as a liaison to see if an agreement can be reached between the City and the Township.

There were two items to be addressed in respect of neighbors. The first was Mr. & Mrs. Sluss who own the triangular piece on Pickerington Road. Mr. Ricketts met with them and additions have been made to the development text.

1. The walking path on west side of the property would be moved as far away from the property line as possible
2. The path to the north of their house will be relocated across the street so there is less interference with walking traffic near their property.
3. There are dead ash trees on the Sluss property and he said they (Ricketts) will either top them or take them out.
4. Agreed to install mounding and trees on the north side of their property. The agreement is that we will put a 4-5' mound and put trees on it along that property line in all areas where it is feasible to put a 4-5' mound.
 - a. It will have to be tapered off to the back because there is not enough room in terms of the road right-of-way.
 - b. Do not want mounding that is going to be an impediment to sight line vision to Pickerington Road or the walking path.

The other thing that was requested was that Pickerington Church of the Nazarene is in need of utilities. Mr. Ricketts met with the Business Manager and Pastor.

He said the most logical connection point to be able to get to the church would have been to come down into the section where the Ricketts family still owns and bring it across but it would have to cross the road.

Mr. Ricketts said what he did in the Development Text was to commit to the Township that the Ricketts family would provide them with an easement to get to sanitary sewer at some point. He promised in turn for them agreeing to extend the multi-use path to their property that they would do that. The response was favorable.

Mr. Ricketts noted he contacted Mr. Sicaras and he said they could facilitate giving the church access if they can figure a way to work together on doing the greenspace and retention. They have emails sent out to discuss.

Mr. Ricketts noted two items that came to attention this evening.

1. Whether or not the 45' rear setback would be 45 feet from the back of the house or the back of the deck. He said that Pulte is ok with the 45' from the back of the deck. Mr. Ricketts will clean this up in the Development Text.
2. The deed restrictions need to be ultimately approved by Pulte, Ricketts and Violet Township and when was this going to happen. This will be at the time of the final plat for the first phase is submitted for final approval.

Mr. Dunlap stated he had asked this question at the last meeting. The first time we went through this with Springcreek and worked out all the details then it annexed to the City of Pickerington after all the work on the plan. Mr. Dunlap said he wants assurances this won't get annexed into the City of Pickerington. Mr. Ricketts said the ground is owned by the Ricketts family. Secondly the contract that is in play with Pulte (as a provision that they will not annex without our consent). From the Ricketts perspective this property needs to develop in Violet Township.

Mr. Myers said another issue would be the trash pick-up. He asked if there is still talk about a road coming from the Sicaras property into the Ricketts property. Mr. Ricketts said that has not happened yet. He understands that Mr. Sicaras will meet with the Township regarding this.

Sharon Bucilla of 12646 Milnor Road asked how they expect to get the sewer for the capacity of the church. Mr. Ricketts said there is no capacity issue as there will be a whole new line called the southern trunk line. The Virginia Homes property that is being developed across the road in the City of Pickerington just ran the main trunk line up to a point that is by Jeff Ebright's house. There is a manhole there which is the connection point and everything will feed into that manhole. This is a completely different line than what services the high school and that is called the Northern Trunk Line.

Ms. Huber recommended the hearing be continued. Ms. Sarko said if they clean up the text she could have a resolution prepared for next meeting. Mr. Myers asked about the maintenance issue and the annexation issue. Mr. Ricketts said they could not address this now. Mrs. Mattei added there is a meeting tomorrow with Mr. Sicaras they will know more what his plans are.

Mr. Butcher wanted to reinforce to the Trustees that as of this date, it is likely that there may not be a resolution to address jurisdictional issues. However, there will be numerous issues for local government and residents and the service we provide with the disjointed street layout that we have.

Mr. Ricketts asked the Board to continue to the next meeting to allow him to clarify the modification of the supplemental text to deal with the 'what if' if they don't end up annexing those 4 lots.

Mr. Dunlap asked about the type of street signs that would be used. Mr. Ricketts said whatever the township standards would be.

Mr. Dunlap made a motion at 8:36 PM to continue Case Number 05-C-2017 to the next regular scheduled Trustee meeting of 10-18-2017 at the Violet Township Administrative Offices at 8:00 PM. Seconded by Mr. Myers. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Monhollen, yes. Motion carries 3-0.

Brian C. Sauer, Fiscal Officer

Joniann Goldberg, Administrative Assistant

Approved by:

Terry J. Dunlap, Sr., Trustee

Darrin Monhollen, Trustee

Harry W. Myers, Jr., Trustee

Date: _____