

Violet Township Board of Trustees

October 18, 2017

Public Hearing - Case Number 05-ZC-2017

Springcreek Planne District Modification

(Continued from October 4, 2017)

Mr. Dunlap moved to recess the regularly scheduled Trustee meeting and open the continued case 05-ZC-2017. Seconded by Mr. Myers. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Dunlap, 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.

Case Number 05-ZC-2017. Ms. Sarko stated this application was continued to allow the applicant to make changes to the Development Text. She noted that Mr. Ricketts had made the requested changes.

Richard Ricketts, 50 Hill Rd South (office) and 8312 Cameron Ct. (residence), Pickerington, provided an updated comparison chart and supplement development text to the Board. He noted that Steven Peck with Pulte Homes and Dillon Ricketts on behalf of the Ricketts family were also present.

Mr. Ricketts said the only significant item that was outstanding from the last meeting was trying to clarify the issue of what would happen if the City of Pickerington did not move forward with the annexation of the four lots that are shown partially within the City and partially in Violet Township. He said that he had contacted the City three weeks ago and has not received a response from them regarding this question.

Mr. Ricketts said he worked with township staff regarding the request regarding a provision in the Development Text in the event the City of Pickerington does not accept the annexation of the four lots and they are not otherwise developable in which case, the boundary lines will be drawn so that there is not a lot that is partially in the City of Pickerington and partially in Violet Township.

Regarding the request that the Pickerington Church of the Nazarene has access to sanitary sewer services, he said there was a meeting with Jimmy who is the owner of the property just to the west of the Church property. He said they have also worked with Don Rector to determine where the most practical points where sanitary sewer could be connected. Mr. Ricketts said the reality is that the sanitary sewer that will service the church absent a pump station, is either there will be a line from the Sicaras property from Refugee road that would be a connection point or it will come from the Ricketts Commercial Tract.

Mr. Ricketts said the way it was left with Pastor Phil and in the Development Text, they will continue to work with everyone in cooperating in developing the properties in a manner that is beneficial. He noted however, they have provided text that states the church will have a free right to an easement to be able to access sanitary sewer from their (Ricketts Commercial) with one caveat: That a walking trail/multi-use path can be extended across the church property to the Sicaras property and then to the Kroger shopping center and the school.

The indication from the church is that they would love that and Mr. Sicaras would also favor that.

There were some other clarifications requested by staff primarily to make sure that the text could be clearly interpreted and applied. Mr. Ricketts noted that township staff and counsel have been extremely cooperative and responsive.

The approval is being sought. There the full size plans submitted at the last have not changed. The Supplemental Development Text is marked as Springcreek Final 10/18/17.

Mr. Dunlap asked if the deed restrictions would tie in with Springcreek or has that been decided yet. Mr. Ricketts said that assuming that Pulte buys the property it makes sense they will include it in the existing Springcreek. However, since Pulte hasn't signed a contract, hasn't closed, hasn't developed it; there is a chance that it could be a separate Homeowners' Association if it is developed by someone else.

Mr. Dunlap asked if there were any safeguards to ensure that this will not be annexed to the City of Pickerington. Mr. Ricketts said we had the representation from Mr. Peck at a prior meeting on behalf of Pulte and the contract that is draft with Pulte currently provides that they cannot annex without the consent and agreement of the Ricketts family.

Mr. Dunlap moved to close the Public Hearing at 8:08 p.m. for Case No. 05-ZC-2017 and return to the regularly scheduled Trustee meeting. 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: _____