

Violet Township Board of Trustees

February 1, 2017

Public Hearing – Case Number 03-ZC-2016 – The Enclave at Meadowmoore

Mr. Dunlap made a motion at 8:00 p.m. to recess the regular Violet Township Trustee meeting and re-open the Public Hearing that we continued on Case Number 03-ZC-2016. Seconded by Mr. Myers. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Monhollen, yes. Motion carries.

Others present: Greg Butcher, Township Engineer; John Eisel, Director of Operations; Mike Little, Fire Chief; Kelly Sarko, Zoning Inspector and Jennifer Huber, Township Legal Counsel.

Case Number 03-ZC-2016: An application filed by Donley Homes c/o Mike Donley, 7600 Farmsbury Drive, Reynoldsburg, Ohio to rezone property owned by Homewood, 2700 East Dublin Granville Road, Columbus, Ohio. This application proposes to amend the Violet Township Zoning Resolution by amending the Violet Township Zoning Map to rezone 32.2 ± acres located on the west side of Ault Road, south of Fox Run Court, Parcel Number 0360092000 from the R-1, Single Family Residential District to the PD, Planned Residential District in order to accommodate a 116 unit condominium development.

Ms. Sarko reported the Development Text and maps were updated to show an increase of the size of the clubhouse from 2,000 to 3,000 square feet.

Mr. Dunlap asked if the traffic study was completed. Mr. Butcher said the traffic impact study has been completed by EMH&T and has been submitted to the County Engineer's office for review. The Study recommends no public improvements at the site's access to the Enclave at Meadowmoore.

Mike Donley, 7600 Farmsberry Drive, Reynoldsburg explained he has had many discussions regarding the t Enclave with regards to it being a condominium rather than a platted subdivision.

He explained that for the condominium, the development does not go through Regional Planning process and the storm design is not reviewed by Regional Planning or the County (in the case of a condominium). Mr. Donley said the storm design for the Enclave will go directly through Fairfield County (Soil and Water Conservation) for Review in an effort to make it similar to a platted subdivision.

Mr. Dunlap noted the County (Subdivision) regulations state if there is a residential subdivision in a residential area of 50 or more residents and more than 2,000 average daily trips on the road it requires a turn lane. Mr. Donley thought that was based on what the traffic study recommended - no improvements to The Enclave. His thought would be to address the lack of turn lane that is going to be required. Mr. Donley said he would propose to bond, for the betterment of the neighborhood, The Enclave as well as Ault Road a dollar amount specifically tied to Ault Road. This would be the same as they do for a platted subdivision, they would bond and set aside a specific dollar amount for improvements to Ault Road.

Mr. Dunlap asked if he was talking about an escrow or bonding. Mr. Donley said he was more familiar with bonding. Linda Menary from EMH&T said that specific requirement is part of a longer requirement in the code (subdivision regulations). She noted, back where it starts, it references streets that are on major thoroughfares. Ault Road is not a major thoroughfare. Ms. Menary said they understand there is some impact to Ault Road and Mr. Donley is willing to do something. They need to figure out what it is he is going to put aside. Mr. Dunlap said we would still need to work out the details and the amount. Mr. Donley proposed to put \$35,000.00 to start the improvement bond. He hopes this is something that is do-able.

Mr. Myers asked if the (storm water) runoff would be run through Fairfield County Soil and Water. Mr. Donley said that was correct and they (Soil and Water) will approve the plans. Mr. Donley will make adjustments based upon their recommendations.

Mr. Monhollen applauded the fact that Mr. Donley was taking this step.

Mr. Dunlap said this development is supposed to be directed toward “empty nesters” (more mature people) and he asked what size doors and doorways will be in the buildings 2/8” or 3/0? Mr. Donley said they have talked about both. They are doing studies now based on what people want. He has had a lot of people say they don’t want big 3/0 doors. Mr. Donley said if they don’t do it as a standard they would make it as an option.

Mr. Eisel reported he received an email today that the sender asked him to forward to the Trustees.

Mr. Butcher explained Mr. Donley and township staff had a lot of conversations and dialog over the past few weeks. Mr. Butcher focused on the traffic study and what the mechanisms are for an agreement. As previously stated, he said condominiums are exempt from the Regional Planning Process, he noted however, there is an impact that its use is exempt from the Regional Planning process but it has ramifications to offsite and the public improvements.

Looking at it more intuitively, with the number of units, the access in one location on a road that has about 5,506,000 trips per day; they thought it would make sense for the developer to have some commitment to assist financing what will be in the absence of any private donations - a significant financial undertaking for Violet Township. He said we need to identify if this would be an agreement or bond and identify how payments are made. Are the payments quarterly, every two years and exactly what do they pertain to.

Scott Wood who lives on Fox Run North said this (project) will impact him directly and he feels there definitely has to be a turn lane. He is not in favor of having a condominium community in his neighborhood.

Mr. Dunlap made a motion to continue the public hearing until the next regular Trustee meeting on February 15, 2017 at 8:00 p.m. at the Violet Township Administrative Offices so that the details of Mr. Donley’s offer can be worked out and presented to the Trustees. Seconded by Mr. Monhollen. Roll call vote: Mr. Dunlap, yes, Mr. Monhollen, yes; Mr. Myers, yes. Motion carries 3-0.

Mr. Dunlap made a motion to return to the regularly scheduled trustee meeting. Seconded by Mr. Monhollen. 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

Date: _____

Harry W. Myers, Jr., Trustee