

## **Violet Township Board of Trustees**

September 20, 2017

### **Public Hearing - Case Number 04-ZC-2017 The Enclave at Meadowmoore Planned District Modification**

**Mr. Dunlap made a motion to open the Public Hearing for Case Number 04-ZC-2017. Mr. Myers seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Monhollen, yes. Motion carries 3-0.**

**Case Number 04-ZC-2017** an application filed by Donley Homes Inc., 7600 Farmsbury Drive, Reynoldsburg, Ohio to modify the Enclave at Meadowmoore Planned Residential District consisting of 32± acres on the west side of Ault Road. Pursuant to Violet Township Zoning Resolution Section 3V3-01(F) this application seeks to reduce the number of units; to relocate certain amenities within the development; increase distances between units in the interior of the development and provide a designated water meter building location.

Ms. Sarko explained the development originally contained 116 units and this application is reducing the number of units to 112. The original density was 3.59 units per acre and it is being reduced to 3.47 units per acre. There will be a water meter building and they are moving the pavilion along with some parking spaces over to the west side of the development. They have eliminated some lots from the original development and they have increased the spacing between units in the interior of the development.

Ms. Sarko said the meter building will be on the west side of Ault Road, north of the entrance drive. Mr. Dunlap asked what the building would look like and Ms. Sarko said it would look like a guard shack building. Mr. Dunlap asked what materials would be used. John Donley said it would look like the other buildings with hardiplank siding. Mr. Myers asked since this was a private project was this the County's water meter building or the development's water meter building. Mr. Donley thought the Association would be responsible for maintaining this building. Mr. Myers asked for clarification on this. Ms. Sarko said she could have this put in the development text. Ms. Sarko said she would have these amended prior to the Trustees determination.

Sharon Bucilla, Hickory Lakes 12495 Ault Road, Pickerington, Ohio was present.

Mrs. Bucilla was asking if there was a larger picture of the Community Building and any changes that are being made. Mr. Dunlap said they were not making any changes to the Community building. They moved the pavilion but not the community building. She also asked where the sewer was coming in for this property. Ms. Sarko said originally it was coming in from her property but Ms. Sarko did not know what the status was right now. Ms. Bucilla said she has not granted final easement of this yet until she knows final details. Mr. Butcher said he can't speak for Fairfield County Utilities but he can speak for where there is existing sanitary sewer. He said it was behind the Jr. High on PLSD property.

Lisa Jones, 12661 Ault Road asked about distance between the meter house and her property line. Ms. Sarko showed her the location. Mr. Myers asked what the open space buffer distance was. Ms. Sarko said it was a 50 foot buffer. Ms. Jones asked if there were any plans to screen her property from the building. Ms. Sarko said they could request some screening be installed.

Mr. Dunlap asked if the location of the meter building was set in stone or is that where the County says it has to go. Mr. Donley said he thought it was pretty much set in stone.

Sharon Bucilla, Hickory Lakes 12495 Ault Road, Pickerington, asked if there was a location for the water building before this. Mr. Donley said there was. She asked how many meters there were. Mr. Donley said just one.

In summation, Mr. Myers said we would address the future maintenance of the meter building and can see if it could be moved south to meet the 50 foot buffer. Mr. Dunlap added or even south of the entrance toward the basin. Mr. Butcher said he felt it needs to stay in close proximity to where it is shown right now and perhaps Mike can provide some screening to address Ms. Jones' issue.

**Mr. Dunlap made a motion to continue the Public Hearing for 04-ZC-2017 to the next regularly scheduled Trustee meeting on 10/4/2017 at 8:00 p.m. until these issues are resolved. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mr. Myers, 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: \_\_\_\_\_