

Violet Township Board of Trustees

January 3, 2018

Public Hearing: Case Number 08-ZC-2017 South Hampton Modification (continued from 12/20/17)

Mr. Dunlap made the motion to recess the Regular Trustees meeting and go into the scheduled Public Hearing for Case Number 08-ZC-2017. Seconded by Mr. Monhollen. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carries 3-0.

Case Number 08-ZC-2017

Ms. Sarko reported the CEDA Land Use Committee held a meeting to review the application. The committee voted to recommended approval of the application with a number of conditions. Additionally, they approved several divergences. Ms. Sarko reported that she will be meeting with Mr. Strait tomorrow to discuss list of concerns and questions which arose during the CEDA Land Use Committee meeting.

Mr. Richard Ricketts, 50 Hill Rd., S., provided an update to the board on his portion of the application and updates to the development text. He noted Carmen Bigus, who is one of the property owners was present as was Shawn Lanning with Watcon Consulting Engineers.

Mr. Ricketts, from his perspective, wanted to outline and follow up on what needs to be done to put this into proper order for finalization and request for approval. He wanted to get input from any other property owner that could not attend the first meeting.

He said he will ask for a continuance of the public hearing based on the fact that they continue to try to move everything through in a state of cooperation and they believe that an initial 2 week period of time will be extremely helpful and make sure everything that has been discussed has been addressed.

Mr. Ricketts understood there is a new Trustee and said he didn't want to have to repeat everything that was said at the last Trustee meeting unless she requested it. He would also offer to bring her up to speed outside of this meeting if she wanted.

Mr. Ricketts said South Hampton was originally approved by both the Zoning Board and the Trustees in 2007. He said the Development Plan was extended in 2012 and again in 2017.

He said that Ryan Homes, who is currently in contract to buy the property would like to move from what was contemplated as being four-plex type condo unit to what is being referred to as a detached empty nester condominium unit or patio home. The request is to try and bring that back into play and make sure they address all the considerations that need to be addressed.

He said In ten years there has also been some change in regulations, some updates to the Violet Township Zoning Code and there are some technical/procedural issues they also want to try and address.

Mr. Ricketts explained they have presented the ninth amended Development Text. He explained to Mrs. Wilde this was a bit facetious because he said he felt they were the Guinea Pig for the CEDA in 2007 and it was the 8th revision before anything was He said the process took about 18 month.. He said because part of the property is part of the CEDA, not only do they have to go back to the Violet Township Trustees but the CEDA board as well.

As for where they are today; at the last Trustee meeting there were three individuals that were present: Mr. Hart, Mr. Murphy and Mr. Holman. Mr. Ricketts promised to connect those individuals with the representative of Ryan Homes.

Mr. Ricketts said that Mr. King, whose property immediately adjacent to the development could attend the last meeting. He said that Kevin Strait has met with Mr. King. He said Mr. King's primary concern was that storm water was controlled. He noted there has been a storm water issue across the Bigus property over the years. They indicated to Mr. King that provided that Watcon does their work, Watcon will make sure that the

detention/retention is handled appropriately so they can reduce those problems. Additionally, he said the Thornton family has received a tremendous amount of water from the Woodstream development and as part of their agreement with the Thornton family, they have agreed to try to alleviate part of the problem by virtue of their detention and retention at the southern end of the property. Mr. Ricketts said when this project is completed, hopefully the storm water issues in that area are going to be less and not enhanced.

With respect to the CEDA District, there were some recommendations that were made by the CEDA board, those were provided to Mr. Strait in writing and a meeting is set for tomorrow with Kevin, Kelly and Holly. Mr. Ricketts said he will be there if his schedule allows. We will take that information and revise the text again and then circulate it to the Township staff prior to the next meeting so that staff and the applicant will be 100% on the same page in terms of additional changes and revisions.

Mr. Ricketts requested this meeting be continued to the January 17, 2018 meeting to allow them the opportunity to address all of the issues and concerns that have been raised.

Mrs. Wilde said that Mrs. Mattei did a great job going over all the projects and had caught her up to speed.

Mr. Dunlap wants to make sure that letter "l." is addressed; that there are no trees in the right-of-way. Mr. Ricketts said that is no problem as they are fully aware of the zoning protocol and he would not bring an application in that had street trees or other trees in the right-of-way.

Mr. Dunlap made the motion at 8:11 p.m. to continue the Public Hearing for Case No. 08-ZC-2017 until January 17th at 8:00 p.m. at the Violet Township Administrative offices. Seconded by Mr. Monhollen. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carries 3-0.

Heron Crossing Section 2 Final Plat Review

Ms. Sarko reported the Zoning Resolution requires the Trustees review the plats for each section of a Planned District prior to it being recorded so that it can be determined if the plat is in conformity with the approved Development Plan.

Shaun Lanning with Watcon Engineering explained this plat has been approved by the County and is ready to be recorded.

Mr. Dunlap asked if they had worked out all the cluster mailbox locations. Ms. Sarko said they had been. She stated the plat is in compliance with the approved Development Plan and would recommend approval of the plat.

Mr. Dunlap made a motion to adopt Resolution 2018-0103-13 - Resolution to Approve the Final Plat for Heron Crossing Section 2. Mrs. Wilde seconded the motion. Roll call vote: Mr. Dunlap, yes; Mrs. Wilde, yes; Mr. Monhollen, yes. Resolution carries 3-0.

Mr. Dunlap made a motion to close the Public Hearing and return to the regularly scheduled Trustee meeting. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, 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

Melissa Wilde., Trustee

Date: _____