

# Violet Township Board of Trustees

March 7, 2018

## **Public Hearing: Case Number 08-ZC-2017 South Hampton Modification (continued from 2/21/18)**

**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 stated this is the continuation of the public hearing for Case 08-ZC-2018, an application filed by United Development Partners for 59.62 acres on the east side of Hill Road owned by Winchester Trace and Greg and Carmen Bigus. This application proposes to amend the South Hampton Planned District in order to accommodate detached condominium units as well as other modifications to the development plan including textual revisions.

Ms. Sarko reported that she and Ms. Mattei had been working with Mr. Ricketts to update the Development Text and Plan. She said all questions and concerns have been adequately addressed. She said the Development Plan has been revised to provide more dimensions, especially in the condo area.

Ms. Mattei thanked Mr. Ricketts for working with us to help develop a model text.

Mr. Richard Ricketts, 50 Hill Rd South, introduced Kevin Strait and Carmen Bigus, the owners of the property and thanked the Board for their continuances of the public hearing.

He said there has been an extensive effort to streamline development text for planned districts. He noted their development text is ten years old, they eliminated redundancies and duplications in the development text and worked from a prototype outline the Township staff is developing.

Mr. Ricketts, for the record provided two items to the Board: one an updated page 6, which has been revised to include provisions for signage and entry feature; the second, a page containing sample fence designs. Mr. Ricketts provided two copies of each page.

He showed the Development Plan to the Board and another drawing which demonstrated the amount of Open Space with football fields. He said if there is a Community Authority, there might be more bells and whistles in the open spaces, but there will be nothing less than what is provided in the Development Text and Plan.

Mr. Dunlap asked if the CBU's (Cluster Mailbox Units) would be placed so that residents do not have to stand in the street to get their mail. Mr. Dunlap also expressed concern about snow being pushed in front of the CBU's. Ms. Wilde asked who would be responsible for maintenance of the CBU's. A discussion ensued about the placement of CBU's and that they are a recent requirement in the Township by the U.S.P.S. Mr. Ricketts said the language for the CBU's in the development text would be modified to reflect that CBU's would be placed in locations that do not require residents to stand in the roadway to access their mail and to require the Homeowners Association is responsible to maintain the CBU's.

Michael King, 8280 Hill Road, Canal Winchester said his property is in the "middle" of the development and was opposed to it ten years ago. He said it will cause an increase in traffic. He expressed concerns about flooding from the north and noted it would be nice if it was corrected. Mr. Dunlap asked Mr. King if the flooding was on his property and he replied that it was not. He said that Mr. and Mrs. Bigus are good neighbors and he wants to be protected from the development and live in peace. He said the new plan he looks at homes and does not think that is fair. He would like to get value out of his property.

**Mr. Dunlap made a motion to close the Public Hearing and render a decision at the next Trustees meeting on March 21, 2018. Mr. Monhollen seconded the motion.**

**Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carries 3-0.**

**Mr. Dunlap made a motion to return to the regular portion of the Trustees meeting at 8:24 p.m. Seconded by Mr. Monhollen. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carries 3-0.**

Respectfully Submitted,

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Brian Sauer, Fiscal Officer

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Joniann Goldberg, Administrative  
Assistant

Approved by:

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Terry J. Dunlap, Sr., Trustee

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Darrin Monhollen, Trustee

Date: \_\_\_\_\_

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Melissa Wilde., Trustee