

Violet Township Board of Trustees

August 17, 2016

Public Hearing

Heron Crossing Final Plat Review

Mr. Monhollen made a motion to recess the regular meeting and go into the public hearing at 8:04 pm for Heron Crossing Section 1 Review of Final Plat, Deed Restrictions and Tot Lot. Seconded by Mr. Myers. Roll call vote: Mr. Monhollen, yes; Mr. Myers, yes; Mr. Dunlap, yes. Motion carries 3-0. Mr. Myers respectfully asked to be excused from these proceedings. Permission was granted.

Also present were: Greg Butcher, Township Engineer, Mike Little, Fire Chief; Kelly Sarko, Zoning Inspector and Jennifer Huber, Township Legal Counsel.

Ms. Sarko The purpose of this public hearing is to review and approve the final plat for Heron Crossing Section 1 as required by the Violet Township Zoning Resolution. The Planned District modification for Heron Crossing was approved in 2015. At the time of the approval of the PD modification the developers agreed to bring the deed restrictions and the plans for the Tot Lot to the trustees for review and approval.

The final plat is compliant with the approved development plan for Heron Crossing. We have received revisions to the plat with regards to text notes for the open spaces and the no build zones.

Fairfield County Regional Planning Commission reviewed this final plat in April. The Zoning Office will not sign the plat until such time the plat language is in agreement with the approved development text.

With respect to the deed restrictions, we have provided comments for revisions and most of the changes have been made. We are working to ensure the deed restrictions and the development text agree with one another.

The tot lot is located in the central meadow open space. It consists of a combination slide/climbing wall, a swing set with 2 swings and 2 park benches. Ms. Sarko showed renderings of the tot lot to the Trustees.

Regarding the plat, it was noted the eastern perimeter will remain in its natural state as will the other perimeter areas.

They submitted a sample set of deed restrictions at the time of the modification. They have gone through one revision and have made several changes to them. Ms. Sarko stated that she will make sure everything is in agreement.

Mr. Dunlap asked if the deed restriction items have all been taken care of. Ms. Sarko said they were still in the process of getting those addressed. Ms. Sarko said tonight she would ask the Trustees to make sure the layout is compliant and consistent with the approved development plan and they will need to review and approve the Tot Lot.

Mr. Dunlap asked if the issue with School Street connection to Toll Gate been resolved. Mr. Butcher said it will be open.

Doug Tailford, M/I Homes said they were making substantial off-site improvements to the school property and noted the tot lot was intended for smaller children.

Ms. Sarko asked if the base was going to be a mulch base. Mr. Tailford said it was. Ms. Sarko asked about the drainage as well. Ms. Sarko also asked if there would be trash receptacles there. Mr. Tailford said that it was the preference that people disposed of any trash themselves. Mr. Dunlap said the trash receptacle issue would be better left up to the Homeowners Association.

Mr. Monhollen made a motion to close the Public Hearing for Heron Crossing at 8:14 pm. Seconded by Mr. Dunlap. Roll call vote: Mr. Monhollen, yes; Mr. Dunlap, yes. Motion carries 2-0.

Mr. Myers returned to the meeting.

Respectfully Submitted,

Brian Sauer, Fiscal Officer

Peggy L. Portier, Administrative
Assistant

Approved by:

Terry J. Dunlap, Sr., Trustee

Darrin Monhollen, Trustee

Date: _____

Harry W. Myers, Jr., Trustee