

# Violet Township Board of Trustees

August 17, 2016

## Public Hearing

### Meadowmoore Reserve Planned District Modification – Case Number 04-ZC-2016

**Mr. Monhollen made a motion to open the Public Hearing for the Meadowmoore Reserve Modification of Approved Development Plan and Text at 8:15 p.m. Seconded by Mr. Myers. Roll call vote: Mr. Monhollen, yes; Mr. Myers, yes; Mr. Dunlap, yes. Motion carries 3-0.**

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

**Case Number 04-ZC-2016:** An application filed by Kass Corporation/Scott McKlintock, P.E. 6210 Taylor Road, Pataskala to modify the Meadowmoore Reserve Planned Residential District, owned by John Donley, 7600 Farmsbury Drive Reynoldsburg. This application requests to modify the approved development plan and development text for Meadowmoore Reserve Planned District to relocate certain lots within the development and modify the sizes of certain lots and Reserves in order to accommodate wetlands. This application also seeks approval of the Preliminary Plan for the subdivision.

Ms. Sarko noted that Meadowmoore Reserve was approved earlier this year.

The approved development plan for Meadowmoore Reserve used a wetland delineation report dated 2003. Since that time, it has been determined the wetlands increased in size especially for those in Reserve “F”. This study also identified two other wetland areas – in the area of lots 35-36 and Reserves “G” and “H” – the stub street to the south to Hickory Lakes.

The wetlands on Lots 35 and 36 and in Reserves “G” and “H” will be mitigated. A portion of the wetland where the sanitary sewer crosses the wetland and the portion of the wetland in the proposed right-of-way will be mitigated.

In order to accommodate the wetland in Reserve F, Lot 158 was moved next to Reserve “D”. In moving this lot, the lots north of Lot 158 have been slightly modified and the lots northwest of the wetland in Reserve “F” have also been modified.

She noted that Reserve “F” has increased in size to 8.0 acres up from 7.3. Reserve “D” has decreased from 4.3 acres to 3.9 acres.

Regarding the wetland in Reserve “F”, Ms. Sarko explained the wetland extends into the proposed right-of-way. The township Zoning Resolution requires in a PD, in Section 3V3-02(C)(3), that a wetlands buffer shall be provided for all wetlands required to be retained by the Army Corps of Engineers or the Ohio EPA. The buffer area shall have a width not less than 25 feet, measured from the edge of the designated wetland. The buffer area shall not be disturbed other than as is necessary to establish a natural landscape. Ms. Sarko said an additional divergence needs to be approved for that portion of the wetland which is adjacent to the right-of-way as any required buffer would extend into the right-of-way.

As the Development Plan and the other drawings in the rezoning packet have been modified, the Development Text has been modified accordingly to include revised acreages for the entire survey per the boundary survey, and the revised acreages for the Reserve areas. Additional language pertaining to the areas to be mitigated has been included in the development text. She noted she has received revisions and will ensure the revised text includes the divergence request for the wetland buffer adjacent to the right-of-way and that all requested revisions are correct.

The only additional change needed in the Development Text is the request for divergence for the wetland buffer and the right-of-ways.

She said the Development Text provides additional language for the wetlands and Reserve areas as well as language for mitigation of wetland areas. She said it should be noted that a Boundary Survey was performed and the actual acreage of the site increased slightly from 115.85 acres to 116.16 acres; as a result, the gross density decreased from 1.66 lots/acres to 1.65 lots/acres (for 192 Lots) and 1.68 lots/acres to 1.67 lots/acre (194 Lots).

RPC considered the preliminary plan for Meadowmoore Reserve during its August 2, 2016 meeting. Staff recommended approval with several conditions.

Ms. Sarko has been working with CEC, the engineers, on corrections to the Development Text.

Mr. Myers asked which lot was being moved. Ms. Sarko said Lot 158 was being moved. Mr. Myers also asked what would be happening to the wetland in the area where stub street to Hickory Lakes is located. Ms. Sarko said it would be mitigated and done away with.

Mr. Dunlap asked if the issues had been corrected. Ms. Sarko said most of them had but the request for divergence for the wetland buffer needs to be included in the Development Text.

Mr. Dunlap asked Mr. Donley about the parking area off of Garden Drive if it would be paved or gravel. Mr. Donley said it would be gravel. Mr. Dunlap summarized there would be a paved road to the gravel parking lot and from the parking area a paved path would come out of the parking lot. He asked if it would be the Homeowner's Association responsibility for maintenance. Mr. Donley said that was correct.

Sharon Buccilla, Hickory Lakes of 12495 Ault Road, Pickerington, Ohio asked Ms. Sarko where the parking lot was going to be for the wetland area. Ms. Sarko said the parking lot for Reserve "F" is at the end of Garden Drive. There was a brief discussion about the conversion of the stub street leading to Hickory Lakes (Reserves "G" and "H") to a buildable lot. Mr. Myers noted that it would be at the time of final engineering for that Section of Meadowmoore. Mr. Donley said that was the final section to be developed.

**Mr. Monhollen made a motion to close the public hearing at 8:31 pm and return to the regular meeting of the Trustees. Seconded by Mr. Myers. Roll call vote: Mr. Monhollen, yes; Mr. Myers, yes; Mr. Dunlap, yes. Motion carried 3-0.**

Respectfully Submitted,

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Brian Sauer, Fiscal Officer

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Peggy L. Portier, Administrative Assistant

Approved by:

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Terry J. Dunlap, Sr., Trustee

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Darrin Monhollen, Trustee

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Harry W. Myers, Jr., Trustee

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