

Violet Township Board of Trustees

January 16, 2013

Public Hearing: Case Number 01-ZC-2012: Amendments to the Violet Township Zoning Code Section 3AA6 – Zoning Overlay for the CEDA

Case Number 01-ZC-2012

Mr. Dunlap called the public hearing to order at 8:00 p.m.

Ms. Sarko said these were amendments to the Violet Township Zoning Resolution Section 3AA6 - Zoning Overlay for the Violet Township Canal Winchester CEDA District.

Ms. Sarko noted the Cooperative Economic Development Agreement was signed by Violet Township and Canal Winchester in 2001. The CEDA Development Standards were revised by the CEDA Land Use Committee and adopted by the Township in December 2012. This amendment will adopt and incorporate by referencing the CEDA Development Standards for the purpose of harmonizing development in the township and in Canal Winchester.

This amendment will provide procedures for review and recommendation for proposed developments within the CEDA that require a rezoning; variances, or those that do not require a rezoning or variance. The CEDA Land Use Committee reviews proposed development, provides a recommendation of approval, denial or modification to the Township Zoning Commission, Board of Zoning Appeals or the Zoning Inspector to determine if a proposed development complies with the CEDA Development Standards. The process is similar if the development is within Canal Winchester.

Ms. Sarko explained this amendment will encourage property owners to consider and adopt the common goals of the Township and Canal Winchester as enumerated in the CEDA Development Standards. It also encourages property owners to engage in formal consultation with the Land Use Committee.

Ms. Sarko reported Fairfield County Regional Planning Commission considered these amendments during its December 4, 2012 meeting. She said that RPC recommended approval of the proposed amendment and that RPC staff recommended changes to wording in Section C(1) and C(1)(b).

The Township Zoning Commission had a Public Hearing on December 18, 2012. The Commission recommended approval of the proposed amendment and modified portions of the text in Section 3AA6-02 (C)(1) as recommended by Regional Planning. The modification of Section (C)(1) and (C)(1)(b) included replacing the words "zoning amendment" and instead using "development and they deleted from (C)(1)(b) a portion of the last sentence ("to the rezoning request and the property that is the subject of the request". These changes make it easier to understand.

Mr. Myers asked if the landowner that he saw in the office this morning had been in to discuss this amendment. Ms. Sarko said Mr. Bigus' tract was actually not in the CEDA District but the land that the Winchester Trace II and he rezoned a few years ago (South Hampton) is in the CEDA District. Mr. Bigus had indicated he was inquiring what the amendment encompassed for Mr. Ricketts and Mr. Strait.

Mr. Weltlich asked if there has to be a similar action for the JEDD. Ms. Sarko said we are working on a planned commercial overlay district, which the CEDA Development Standards are being incorporated into as development standards.

Mr. Weltlich made a motion to close the public hearing for Case number 01-ZC-2012 and return to the Regular Trustee meeting at 8:07 p.m. Mr. Myers seconded the motion. Roll call vote: Mr. Weltlich, yes; Mr. Myers, yes; Mr. Dunlap, yes. Motion passes 3-0 and the Public Hearing was closed.

Respectfully submitted,

Christopher H. Smith, Fiscal Officer

Joniann Goldberg, Admin. Assistant

Approved By:

Terry J. Dunlap, Sr., Trustee

Date

Harry W. Myers, Jr., Trustee

Gary P. Weltlich, Trustee