

Violet Township Board of Trustees

December 5, 2012

Public Hearing: To Consider Revisions to the Violet Township-Canal Winchester CEDA Development Standards

Public Hearing:

Ms. Sarko explained the purpose of the public hearing was to adopt or consider the adoption of the revised CEDA standards. This document is a revised version of the 2005 CEDA Development Standards. The committee, the CEDA Land Use Committee; which is comprised of members of the City of Canal Winchester, Violet Township, member of Canal Winchester School District and ex-officio member of the Board met every month and revised the standards. In August the Township Zoning Commission and the City's Planning and Zoning Commission recommended this document. It consists of General Development Standards, Commercial, Industrial and residential standards. In each of those sub sections there are permitted, prohibited and conditionally permitted uses. Development standards regarding setbacks, building heights, lot coverage's, access and parking, architectural and general architectural standards for each district. If a new development comes into and is proposed, the CEDA Land Use Committee would review this during a public meeting and provide a recommendation to either Canal Winchester or the Township, whether it is the Board of Zoning Appeals with a variance, a re-zoning or to the Zoning Inspector if they didn't need any changes whatsoever. Mr. Dunlap asked Ms. Sarko to define the CEDA area. Ms. Sarko said it was the area south of Busey Road, north of 33 to a parcel just west of Basil Western. Not in the CEDA area is one parcel on the east side of Hill Road. It is a residence and on Bruce Court is not within the CEDA. Mr. Weltlich asked if Violet Pointe was in the CEDA. Ms. Sarko said Violet Pointe was the official name for this CEDA. Mr. Myers mentioned that at a meeting last night at Regional Planning they went over some documentation on the CEDA about an overlay. Ms. Sarko said that was a proposed amendment when the Township first adopted the CEDA. There was an amendment to the Zoning Code that referenced those development standards. We revised that document (that portion of the Zoning Code) to incorporate by reference these development standards and also provide exact processes for review and recommendation to the Board of Zoning Appeals, the Zoning Commission and the Zoning Inspector and make these development standards actually stick before they were encouraged to comply with these development standards. They will have to comply with those standards. So that document will be considered by the Zoning Commission on December 18th and then will be forwarded to the Trustees.

Mr. Dunlap made the motion to close the public hearing and return to the Regular Trustee Meeting. Seconded by Mr. Myers. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Weltlich, yes. The Regular Trustee Meeting was reconvened at 8:07 p.m.

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