

Violet Township Board of Trustees

March 21, 2007

Public Hearing: Peyton Ridge Final Plat Review & Approval

Mr. Dunlap made a motion to open the Public Hearing to review the final plat for Peyton Ridge/Springcreek Section 4. Seconded by Mr. Myers. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Weltlich, yes. Motion carried.

Richard Ricketts, 50 Hill Road South, was present on behalf of the owners and developers for the southern section of Springcreek. Also present was Kevin Strait and Jeff Monebrake. Mr. Ricketts explained that he and Mr. Strait are the owners of the project. The developer of the project is going to be an entity called Violet Real Estate, owned by Mr. Ricketts, Mr. Strait and Mr. Monebrake. Mr. Monebrake is the project manager.

Mr. Ricketts explained that several things have happened since they had last met with the Trustees. He said they requested to Fairfield RPC that the name be changed in order to clearly distinguish the development from the Dominion Springcreek. Fairfield Regional Planning approved the name change to Peyton Ridge and from this date forward the project will be known as Peyton Ridge. Regional Planning has conditionally approved the final plat. Mr. Ricketts said they would incorporate any comments the Trustees have into the final plat.

Mr. Ricketts distributed "Exhibit 1" dated March 21, 2007 to the Trustees and Fiscal Officer. The exhibit included a copy of the final landscape plan, the final plat, a copy of the deed restrictions, the Certificate of Filing of the Peyton Ridge Home Owners Association domestic articles, as well as a copy of the General Warranty Deed for the land to be sold to Mr. Hopkins. He noted there is one change that he and Ms. Sarko had been working on. There is no Schedule A. He noted the restrictions should provide for 1800 square feet for a ranch (home) and 2250 square feet for a 2-story home.

Mr. Ricketts also noted that a copy of correspondence from September 2006 to Ms. Sarko which detailed the responsibility of maintenance of the landscape/buffer areas.

With regards to the final plat, to his knowledge, the FBA (Floyd Browne Associates) made every attempt to address all concerns. He noted that the deed restriction are one of the tightest sets he has done.

Mr. Ricketts noted they were very diligent with protecting of the Riciardi property, Morgan landscaping and the township right-of-way.

Ms. Sarko had asked Mr. Monebrake about the Loosestrife as Purple Loosestrife is considered a noxious weed in the State of Ohio. Mr. Ricketts stated they would check with their landscapers and if this were one of the inappropriate plants, they would swap it out.

Mr. Yapple stated that he preferred the trees in the right-of-way be placed closer to the property line rather than the street in order to get them away from the edge of the pavement. He asked if the trimming of the trees would be the responsibility of the Homeowners Association. Mr. Ricketts stated that maintenance goes to the developer until it is assigned to the Homeowners Association. If they do not do it then Violet Township can do it and assess the homeowners.

Jeff Monebrake, 10240 Long Road asked how far the trees can be placed from the road. Mr. Yapple asked that they do their best.

Mr. Myers asked how wide the sidewalk would be on the south side of lots 1 through 3. Mr. Ricketts stated it would be 4' wide.

Mr. Myers asked for clarification regarding the Homeowners Association with respect to the Dominion portion of Springcreek. Mr. Ricketts explained that the Association would be tied with the remaining portion of Springcreek which is owned by Ricketts and not the Dominion portion.

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Mr. Ricketts wanted to make sure that Peyton Ridge subsidizes their costs and that Springcreek subsidizes their costs. There is a condition of the approval of the plat. Mr. Myers thinks all of Springcreek dovetailing with Dominion will be different.

Mr. Weltlich asked Mr. Ricketts to get clarification in writing from Regional Planning to for the record.

Mr. Ricketts, for the record, wanted to let the Trustees know where things stood with the agreement with respect to the sale of the land to Mr. Hopkins. He noted that Mr. Hopkins was not present. Mr. Ricketts explained they did reach an agreement with Mr. Hopkins for the sale of land which is 27 feet in width. Mr. Ricketts said they paid the cost of the survey. Two weeks ago, they presented Mr. Hopkins with a signed copy of the deed with restrictive covenants. Mr. Ricketts explained that Mr. Hopkins was unwilling to accept the deed with the restrictions. Mr. Ricketts explained that he gave Mr. Hopkins the option to accept it with the restrictions or not accept the deed. He said if Mr. Hopkins does not accept it then they will have to pay their engineer more money to include it in the plat. Mr. Ricketts does not feel this is a Trustee issue but he wanted them to be aware it was part of the process as it arose during the variance process.

Mr. Dunlap moved to close the public hearing. Mr. Myers seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Myers, yes; Mr. Weltlich, yes. Motion carried.

Respectfully submitted,

Jim Van Kannel, Fiscal Officer

Joniann Goldberg, Zoning Secretary

Approved By:

Gary P. Weltlich, Chairman

Date

Harry W. Myers, Jr., Vice-Chairman

Terry J. Dunlap, Sr., Trustee