

Violet Township Board of Trustees

June 4, 2008

Public Hearing: Case Number 02-ZC-2008 Variance/Modification of Peyton Ridge Planned Residential District

Mr. Weltlich made the motion to open the Public Hearing for Case Number 02-ZC-2008. Seconded by Mr. Myers. Roll call vote: Mr. Weltlich, yes; Mr. Myers, yes; Mr. Dunlap, yes. Motion carried.

Mr. Yaple reported the developers of the Peyton Ridge subdivision have requested certain modifications for the approved development plan for that subdivision. The request includes an approval of the movement of trees on the south side of Cameron Court west of Lot 23 and east of Milnor Road. The approved development plan approved their location within that portion of the right-of-way.

Fairfield County Utilities, on June 5, 2007, commented in a memo to Holly Mattei stated that the trees shall be planed outside of the right of way. Peyton Ridge is requesting to move the trees from the previously approved area to an area on the adjoining property (owned by Morgan) immediately south of Cameron Court. Peyton Ridge has secured an easement for the installation of two landscape islands on the Morgan Property. They are also requesting clarification that if two adjoining lots are developed as one and the side setbacks relating to the center of the two adjoining lots are not applicable.

The applicants are requesting to modify the height limitations for homes in the Peyton Ridge Subdivision.

Mr. Rick Ricketts, 50 Hill Road South was present on behalf of United Development Partners and also Peyton Ridge Limited (the developer and owner of Peyton Ridge).

Mr. Ricketts stated that the original approved development plan provides for a set of trees that would have buffered the Morgan property. When Peyton Ridge got into the approval process, Fairfield County Utilities did not want trees and/or roots anywhere near where there were going to be waterlines or sewer lines and they requested that those be moved. They worked with Holly Mattei and it was suggested they look to the neighbors to see what they could come up with. They met with the Morgan's and they agreed that once they get their sewer tap they will put two Landscape islands that will match the ones they have in their front yard.

The second item is a clarification. They have a request to build a house that is going to span two lots. The house is too wide to be built on one lot. It will sit on the center of two lots.

The other aspect is this is a consolidation of two lots where one of them was narrow and the building setback as agreed was you could not build unless you have 95 feet before you got to the building setback. These two lots are now together and they are still saying that the 95 feet applies but it will affect the 95 feet when you consolidate the two lots. They are getting rid of a flag lots.

The third item is that they are finding that the bulk of the newer or larger homes have roofs with 16/12 or 14/12 pitches. Some of the rooflines will potentially exceed 35 feet. They tried to provide a balance. That said, they are requesting that the main gutter line of the home will be at 28 feet, which allows you to make sure you are not getting up into 3 stories above grade. The actual drawings for the house have the pitch of the roof at 44 feet and it contains a 14/12 pitch. They are requesting a maximum height for homes to be 45 feet.

Public Hearing: Case Number 02-ZC-2008 Variance/Modification of Peyton Ridge Planned Residential District

Mr. Weltlich asked if this was advertised in the papers and when. Mr. Yaple did not have that information in front of him. Mr. Weltlich also asked why this was in front of the Trustees instead of the BZA. Mr. Yaple stated because it is a planned development so it has to come to the Trustees. Mr. Weltlich asked Mr. Ricketts if he planned on doing this lot combination throughout the development. In other words this is to give them cart blanche to do throughout the entire PD. It would be his hope to have this universal so we do not have to do it every time it comes up.

Mr. Weltlich asked if there is language that addresses a 28 foot gutter. Mr. Ricketts stated they did have the language.

Mr. Weltlich asked to which principal was the house illustrated in the requested variance intended as a residence. Mr. Ricketts stated it would hopefully be his.

Mr. Myers stated the only problem he had was with the Morgans and Mr. Ricketts has worked that out.

Norm Hopkins of 11300 Milnor Road was present. He is an adjoining neighbor. His property abuts Peyton Ridge. He is in support of the project.

Mr. Yaple answered Mr. Weltlich's question from earlier about when this case was advertised. Mr. Yaple stated it was advertised in the Lancaster Eagle Gazette on May 21, 2008.

Mr. Weltlich made the motion to close the Public Hearing at 8:15 p.m. and continue the Public Hearing to the next scheduled meeting of 6-18-08 at 8:00 p.m. and make the final determination at the next regularly scheduled meeting. Mr. Dunlap seconded the motion. Roll call vote: Mr. Weltlich, yes; Mr. Dunlap, yes; Mr. Myers, no. Motion carried 2-1.

Respectfully submitted,

Chris Smith, Fiscal Officer

Joniann Goldberg, Administrative Assistant

Approved By:

Terry J. Dunlap Sr., Chairman

Date

Harry W. Myers, Jr., Vice-Chairman

Gary P. Weltlich, Trustee