

Violet Township Board of Trustees

October 23, 2008

Public Hearing: Peyton Ridge Final Plat Review & Winding Creek Section 5 Part 1A Final Plat Review

Mr. Dunlap called the Public Hearing to order at 7:30 p.m.

Mr. Yapple called the roll, Mr. Dunlap, Mr. Weltlich and Mr. Myers were present. William Yapple, Director of Operations and Kelly Sarko, Zoning Inspector were also present.

Mr. Dunlap asked the audience to join with him in the Pledge of Allegiance and to remain standing for a moment of silence in honor of those that safeguard our freedoms around the world and our public safety officers at home.

Peyton Ridge Final Plat Review

Ms. Sarko explained that pursuant to the Violet Township Zoning code that the Trustees must review a final plat for a Planned District to determine if it is in conformity with the approved development plan, in this case, Peyton Ridge.

More specifically, Peyton Ridge in the process of final platting required a fifteen-foot multi-use path easement to be added to the plat. She explained that the easement begins between Lots 5 and 6 which are located on the north side of Cameron Court, then runs west along the rear of Lots 4 and 5, then turns north and continues north along the western boundary line of Reserve A and lots 8 and 9. She noted the developer has placed notes in the plat requiring that the path cannot be constructed without approval of the Violet Township Trustees and the Peyton Ridge Homeowners Association.

Richard Ricketts, 50 Hill Road South, Pickerington, Ohio stated he thought the only reason the plat is back before the Trustees again is to clarify an inconsistency of what they previously approved as the final plat which did not include a proposed multi-use trail on the final plat as tentatively approved by the Fairfield County Regional Planning Commission. Generally speaking, he noted there should be multi-use paths provided on plats. He noted however, that in this particular instance that the topography of the site is not practical for such. Mr. Ricketts noted that they worked through the issue with Regional Planning staff and provided it with the condition that it be constructed with the approval of the Peyton Ridge Homeowner's Association. He noted that construction of such a path is probably unlikely unless the topography changed as it would never be a feasibly developable pathway.

Mr. Ricketts stated the "players" that would be most significantly affected by the installation of the path would be Mr. Hopkins and himself. He asked that the Trustees approve the new revised language that says Regional Planning can label a multi-use path but construction of such would be subject to final approval by the Homeowners Association and the Violet Township Trustees.

Mr. Dunlap stated he thought Regional Planning was requiring this path and Mr. Ricketts was saying that Regional Planning was recommending the addition of the easement. Mr. Ricketts explained there are members of the Regional Planning Commission - as a body who believe that a multi-use path should be on every plat that is approved. Mr. Dunlap asked if in reality could Fairfield Regional Planning require the construction. Mr. Ricketts said they could not.

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Mr. Myers asked if Peyton Ridge would have their own Civic Association and Mr. Ricketts stated they would be combined with Springcreek – the Ricketts portion of Springcreek. He said there is a separate Homeowners Association for Peyton Ridge that only covers Peyton Ridge.

Mr. Weltlich wanted to know why they were having a public hearing when this could have just been submitted and approved. Ms. Sarko explained that it was Mr. Loveland's opinion because this is really an addition to the plat because Regional Planning is requiring this easement and the Trustees had not seen this when it was originally reviewed and approved.

Mr. Ricketts noted that in the "spirit of cooperation," one-on-one with Mr. Hopkins and Peyton Ridge that he did stop by Mr. Hopkins home and provided the Hopkins with a copy of everything. If anything would ever change with respect to the easement, Mr. Ricketts said that he would fully expect that all adjoining property owners be fully noticed.

Mr. Weltlich made the motion to approve Resolution 2008-1023-01. Seconded by Mr. Myers. Roll call vote: Mr. Weltlich, yes; Mr. Myers, yes; Mr. Dunlap, yes. Motion carried. Resolution 2008-1023-01 adopted.

Winding Creek Section 5 Part 1A Final Plat Review

Ms. Sarko explained that this Plat was also part of a Planned District and the Zoning Code requires Trustees review and approval of Final Plats within Planned Districts. She explained that these lots, Lots 217 and 209 were within Winding Creek Section 5 Part 2. These lots are the same size and configuration as shown in Winding Creek Section 5 Part 2; however they have been removed from Winding Creek Section 5 Part 2 and will be a separate plat - Winding Creek Section 5 Part 1A.

Ms. Sarko noted that Regional Planning has noted that walkout basements are not permitted for the home on Lot 217 until EMH&T recalculates the rainfall data. The rainfall data will be sent to the County Engineer's Office and the Regional Planning Commission, who will determine if walk-out basements are feasible on these lots and that determination has not yet been made. Ms. Sarko said that it was her understanding that if the County Engineer's office agrees with the calculations that the plat language under note F on page 3 may be changed to allow a walkout basement on lot 217.

Dan Diyanni, 3830 Southbank Road, Northwood, Ohio explained that these two lots were originally included in the next section. They want to pull these two lots out of the future phase and make them their own phase.

Mr. Myers asked if they were going to re-number the lots or keep them the same. Mr. Diyanni stated the numbers that were on the plat were current numbers - 217 and 209.

Mr. Weltlich made a motion to approve Resolution 2008-1023-02 - Seconded by Mr. Myers. Roll call vote: Mr. Weltlich, yes; Mr. Myers, yes; Mr. Dunlap, yes. Motion carried. Resolution 2008-1023-02 adopted.

Mr. Weltlich made the motion to adjourn the Public Hearing. Mr. Myers seconded the motion. Roll call vote: Mr. Weltlich, yes; Mr. Myers, yes; Mr. Dunlap, yes. Public Hearing adjourned at 7:59 pm.

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Respectfully submitted,

Christopher 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