

Violet Township Board of Trustees

May 5, 2010

Public Hearing

Case Number 01-ZC-2010 application for Rezoning including Zoning Plan and Development Plan approval for 8+ acres on North Side of Benadum Road filed by Makdrew Development

Mr. Dunlap called the Public Hearing to order at 8:00 p.m.

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

Mr. Dunlap said this is a continuation of the public hearing for Case Number 01-ZC-2010.

Ms. Sarko indicated she had placed a letter in the Trustee mailboxes from Ms. Davis indicating that she has reviewed the Makdrew project and she has spoken to Mr. Baker. Also there is a letter to Mr. Baker regarding the JEDD. There is also a signed document from Mr. Baker which states "they have discussed issues and benefits of the JEDD and he respectfully declines petitioning for creation of a district. Should future development on the site require additional changes in zoning the issues of the JEDD will be reviewed and discussed at that time".

Ms. Sarko read an email from Mr. Butcher regarding access on Benedum Road. The email stated he "had reviewed the proposed access design for the drive connecting Benedum Road to Makdrew RV and Boat Storage Condo Development. He has had several conversations with the design engineer, Jeremiah Upp with Lockwood, Lanier, Mathias and Noland. The proposed access is in accordance with the provisions and intent of the Violet Township Access Management Manual therefore, he had no comments on the access connection from the development to Benedum Road".

Ms. Sarko added that Ms. Davis' letter states that meetings with the Village and City Officials and the owner conducted by Bill Yapple and Ms. Davis have been completed and that she offered her support of the requested change in zoning.

Ms. Sarko said the development plan was changed to reflect the following:

1. Page 4: to include the 13' side yard setback from the Schumacher property
2. Page 4: to modify the text as it pertains to gutters on the buildings "The gutters will all be on the door side of the Phase II, III and IV buildings, the gutters on the Phase I Building will be on the rear (west side) of the building. Downspouts that shed water on the pavement and into the storm drains shall be provided:
3. Page 6: to include temporary marketing signage

The Developer is requesting to place two temporary marketing signs (Refer to Exhibit DP-13) at the site. These signs consist of:

- One 4' x 4' double faced sign would be installed 10 feet from the edge of the right-of-way of Benadum Road;

- One 4' x 8' double faced sign with a 2' x 4' panel (also double faced) beneath the sign to be placed on the U.S. 33 side of the property, which will be placed 10 feet from the edge of the right-of-way;
 - Both signs would be installed on 4"x 4" posts;
 - The sign on the U.S. 33 side of the property would remain until Phase II, III and IV are started;
 - And to include the drawings and letter to Ms. Sarko as Exhibit DP-13;
4. Page 7: to insert "Spruces and Techny Arborvitae" after "Norway" and before the word "at" in the first paragraph under Screening and Landscaping and to insert the sentence "The Norway Spruces will be spaced 10 feet on center, and the Techny Arborvitae will be spaced at 5 feet on center."
 6. Exhibit DP-2: that the North Endwall Elevation be crossed out and the caption "South Endwall Elevation: be changed to "South and North Endwall Elevations"

Mr. Baker showed that his drawing depicts masonry on the elevation drawing but it shows that masonry was omitted on the north ends of the buildings.

Ms. Sarko explained that on the revised development text the corrections are shown in red.

Mr. Weltlich said this has come to us recommended by our Township Zoning Commission and by Regional Planning. He said that we have made these (aforementioned) changes and wanted to know how to incorporate them correctly. Ms. Sarko said that a motion to modify the Zoning and Development plan as submitted as of this date would need to be made prior to the close of the public hearing.

Mr. Weltlich wanted to make sure with Mr. Baker that he was content with delaying the actual vote on the whole plan as submitted until the next Trustee meeting in 2 weeks.

Mr. Myers commented that they had a week to go over everything and they did discuss the JEDD requirements as requested by Mr. Weltlich. Mr. Weltlich wanted to make sure because legal counsel was not there.

Mr. Baker said he thought that Mr. Loveland had voiced his opinion at the last meeting that he was ok with everything.

Mr. Dunlap said he thought that what they were doing after the public hearing, last week, was continuing it until tonight to make sure the things that were requested with the JEDD and the changes were made so that tonight we could move to do the modifications which would be two resolutions: One, to make the modification and the other, to accept the zoning. Mr. Weltlich asked if it would be a motion to incorporate the amended resolution. and noted that a Resolution had not been prepared. He said that is why Mr. Weltlich asked Mr. Baker the question. Mr. Yapple said the Trustees could go ahead and adopt a Resolution Number to accept recommendation as modified after you close the hearing.

Mr. Weltlich made the motion to incorporate the following modifications to the Zoning and Development Plan:

Page 4: to include the 13' side yard setback from the Schumacher property

Page 4: to modify the text as it pertains to gutters on the buildings "The gutters will all be on the door side of the Phase II, III and IV buildings, the gutters on the Phase I Building will be on the rear (west side) of the building. Downspouts that shed water on the pavement and into the storm drains shall be provided:

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Mr. Myers seconded the motion. Roll call vote: Mr. Weltlich, yes; Mr. Myers, yes; Mr. Dunlap, yes. Motion C2010-0505 passed 3-0.

Mr. Weltlich made a motion to close the public hearing. Seconded by Mr. Myers. Roll call vote: Mr. Weltlich, yes; Mr. Myers, yes; Mr. Dunlap, yes. Motion carried 3-0. Hearing closed at 8:17 p.m.

Respectfully submitted,

Christopher H. Smith, Fiscal Officer

Joniann Goldberg, Admin. Assistant

Approved By:

Terry J. Dunlap, Sr., Chairman

Date

Harry W. Myers, Jr., Vice-Chairman

Gary P. Weltlich, Trustee