Mr. Dunlap made a motion to recess the regular scheduled Trustee meeting at 8:02 and go into the 8pm scheduled Public Hearing for Case Number 04-ZC-2019 filed by M/I Homes to rezone 61+ acres on the east side of Pickerington Road from the R-2 District to Planned Residential District in order to accommodate a 137-lot single family subdivision as well as approval of one or more divergences from the provisions of the Violet Township Zoning Resolution. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carries 3-0.

Ms. Sarko explained the purpose of this public hearing was to continue Case No. 04-ZC-2019 for an application by M/I Homes to rezone 61 acres on the east side of Pickerington Road from the R-2 district to the Planned Residential District in order to accommodate 137-lot single family subdivision as well as approval of one or more divergences from the provisions of Violet Township Zoning Resolution.

The application was continued from the last meeting as there were concerns about storm water detention and its possible affect downstream as well as some density issues. Mr. Hodge and Mr. Barkan were present to pick up where they left off.

Josh Barkan of 3 Easton Oval, Columbus, Ohio said one of the issues they found was there is still some 200 acres to the north of them that are undeveloped that are causing some of the issues as well. They are going to try to help with that. They have added some additional language in addition to what they have had in the text about working with adjacent property owners.

The second thing that was a little bit of a question was where the traffic study stood. The Township and the County have both approved the traffic study and it is with ODOT for review. The requirement is a southbound left turn lane and they are committed to building that.

Mrs. Wilde thanked Mr. Barkan and his team for working with our residents.

Mr. Dunlap asked where the 200 acres to the north of them drains. Mr. Barkan said one of the issues was the elementary school was re-routed some comes through them and some goes to Pickerington Road. Part of their site does flow through Heron and part of the site flows to the southwest off Pickerington Road. Mr. Barken said they will oversize as much as they can. They release 25% slower than what the county requires and with over detaining it allows them to take as much of that into consideration as possible.

Mr. Barkan said the channel protection volume for Fairfield County is designed at .9” and they have designed it at .2” which helps control the flow. Mrs. Mattei was a part of this meeting as well and she has had some additional conversations with Chad Lucht and she believes that the language being proposed within the development text gives us the protection that we need from the Township but gives us flexibility that the developer needs to do final design. They will not know exactly what they can do until final design of the instruction drawing. This allows us to be protected but be flexible. Mr. Monhollen added that his understanding was that residents were ok after having that meeting. Mrs. Mattei said yes they were and she has been corresponding with Ed Abrams who has been representing the Huntington Hills residents and he seems to be satisfied.

Mr. Dunlap said the traffic study for Pickerington Road requires a wide so there is a left turn. Mr. Barken said that was correct. That will terminate where the intersection comes out. The southbound turn lane was the only one that was required.

John Kramer of 11774 Shadybrook Drive, Pickerington said the water is still going to come across Refugee Road and pour into Huntington Hills. Mrs. Mattei said there is a portion that runs towards Pickerington Road and there is a portion that runs to the south towards the old Harry Myers property that will go into an existing channel that would need to be improved to make it a positive outlet. They are talking about putting language into their development text that would require them to work with the County, the Township and the residents to over detain that water so that it is being released at a lesser rate than what is required from the Fairfield County Subdivision Regulation. They
are also talking about doing some other improvements that would flow the water down that is being released so that you are not seeing a constant flow.

Mr. Kramer said at the last meeting that Jeremiah Upp attended, he mentioned to him that water was flowing southeast under Refugee and his backyard. Mr. Upp mentioned that these are two streams that were identified by the Core of Engineers. There seems to be a direct route for some of that water to be channeled into those streams. He said that going to be looked into. Mrs. Mattei said she had not followed up with the County Engineer on that issue. Mr. Kramer said consideration was going to be given to cut down more on the flow of water. Mrs. Mattei said the language that we are proposing would allow that continued conversation with the Engineer on that issue and the other issues as well.

Mr. Kramer asked if Mrs. Mattei has answered the questions Mr. Upp had. Mrs. Mattei said she answered his questions and sent him typed up minutes from the meeting they had with the Engineer’s office. Mr. Upp followed with another email and Mrs. Mattei responded to that email. Mrs. Mattei said we will work the Township, the County and the Developer to make sure the water is being released at an acceptable rate. Mr. Monhollen said that is being detained at a rate that is much lower than required already and to divert that water in another direction without that being addressed will cause someone else a problem. Mrs. Mattei said we are unable to divert that water as it would break the watershed and this is something that is not recommended. Mr. Dunlap added if that water goes into those streams it could be relocated where it enters that stream but you cannot take it over the hill. We will follow up with the Engineers office and have those conversations.

Olga Hesch of 7260 Refugee Road, Pickerington, Ohio was present. Ms. Hesch said she has been to every hearing on this and she wants to give her whole hearted support of this development and she is excited to see more progress in this community.

Mr. Dunlap asked Mr. Barken if he would commit to follow up with the County Engineer in regards to relocating the entry points of the water into this stream that Mr. Kramer is talking about. Mr. Barken said he would be happy to.

Mr. Barken also noted that while we are in construction they have to have certain erosion control measures and they have skimmers in their pond and they are designed to handle a 25 year flood. When they are built out in the erosion control it is removed. It is all designed to handle a 100 year flood.

Mr. Dunlap said if he remembered correctly Mr. Barken had said this development had two more homes than the current Heron Crossing. Mr. Barken said two more houses. Mr. Dunlap asked just in case you have to have a bigger storm water detention to take away those homes where those two homes where the storm water ponds are now would they are able to accommodate the waters if it goes through if it needs to be bigger. Mr. Barken said yes that there is one particular lot on the southeast corner that he is prepared to let the detention dictate. Mr. Dunlap said he wants to make sure that we don’t commit to something that locks it in where they say all of a sudden we can’t make it bigger and we can’t hold back the waters that we need to hold if it is determined as.

Mr. Dunlap made a motion to close the public hearing at 8:23 p.m. and render our determination at the next Trustee meeting. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carried 3-0.

Mr. Dunlap made a motion to return to the regular Trustee meeting at 8:23 p.m. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carried 3-0.
Respectfully submitted,

Brian Sauer, Fiscal Officer

Joniann Goldberg, Administrative Assistant

Approved by:

Terry J. Dunlap, Sr., Trustee

Darrin Monhollen, Trustee

Melissa Wilde, Trustee

Date: _____________________