

Violet Township Board of Trustees

August 7, 2019

Public Hearing – Final Plat Review Chesapeake Section 1

Mr. Dunlap made a motion to recess the regularly scheduled trustee meeting and go into the scheduled Public Hearing at 8:00 p.m. for the Review and approval of Final Plat for Chesapeake Section 1. 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 review the final plat for Chesapeake Section 1 as required by the Violet Township Zoning Resolution. She reported the plat is consistent with the approved Development Plan. She said the only change was the addition of text to the first sentence in Note D “Areas designated as “Perimeter No Build Zone”, excluding “Cell Tower Site” shown hereon will be owned and maintained by the Chesapeake Homeowners Association, Inc. (HOA), subject to the approved Development Text and Violet Township Zoning Resolution, both as may be amended from time to time. She explained there were concerns because the Development Text mandates that in the event the cell tower on the site is abandoned, the HOA is required to take the land and it will become part of Open Space C. They did correct Note D in accordance with our request and there are no further issues with the plat. It is ready to be signed and Regional Planning has reviewed it as well.

Mr. Dunlap said he went by yesterday and on the northeast corner, where it faces Milnor Road they have a mound there but they were cutting a hole back in there and wondered if that was for signage. Ms. Sarko said she did not know. Jarred Lane with Watcon Consulting Engineers, 83 Shell Avenue Gahanna, said he would confirm with Engineering what the intent of the cut was. Mr. Dunlap was just wondering if we were going to get something that we didn’t know about.

Ms. Sarko said there is a 15-foot utility easement and a 5-foot mark notation in that area on the plat. Ms. Sarko said they will be having an entry feature on that side of the street.

Mr. Dunlap asked if we approve the plat then they could start building. Ms. Sarko said they have to record the plat before they build but they are permitted to construct one model home prior to platting and they have obtained permits for the model home.

Mrs. Wilde asked why we wait two weeks to approve something. Mr. Dunlap said that way if there are questions from the public or the answers to the questions that we have, they are taken care of before we say yes we will approve this. Mr. Monhollen said this was typical protocol or procedure that we would approve it the next time so it has no bearing on anything.

Mr. Dunlap made a motion to close the Public Hearing 8:12 p.m. Mr. Monhollen seconded that motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carries 3-0.

Mr. Dunlap made a motion to return to the regularly scheduled Trustee meeting at 8:12 p.m. Seconded by Mrs. Wilde. Roll call vote: Mr. Dunlap, yes; Mrs. Wilde, yes; Mr. Monhollen, yes. Motion carries 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: _____