

Violet Township Board of Trustees

April 29, 2020

Public Hearing – Case No. 05-ZC-2019

Mr. Dunlap called the meeting to order at 7:00 p.m. Mrs. Niekamp called the roll: Mr. Dunlap, Mr. Monhollen and Mrs. Wilde were present. Also present were Ms. Sarko, Mr. Drobina, Mr. Duffee and Jennifer Huber, Legal Counsel.

Mr. Dunlap asked everyone in attendance to join him in the Pledge of Allegiance along with a moment of silence for those who protect us around the world.

Mr. Dunlap explained that in order to comply with Ohio law, that the public hearing process be started within 30 days of receipt of the Zoning Commission's recommendation. We are here to consider a new plan for Sycamore Grove on Toll Gate Road. Mr. Dunlap said at the end of this hearing, this public hearing would be continued for sixty days or a later date when limits on assembly placed by the State in response to the COVID-19 pandemic have been lifted in order to allow citizens to participate in-person regarding this revised application.

Mr. Monhollen made a motion to recess the regular meeting and enter into the public hearing at 7:03 p.m. Mrs. Wilde seconded the motion. Roll call vote: Mr. Monhollen, yes; Mrs. Wilde, yes; Mr. Dunlap, yes. Motion passed 3-0.

Mr. Monhollen made a motion to open the public hearing for Case 05-ZC-2019 at 7:04 p.m. Mrs. Wilde seconded the motion. Roll call vote: Mr. Monhollen, yes; Mrs. Wilde, yes; Mr. Dunlap, yes. Motion passes 3-0.

Case Number 05-ZC-2019: an application for rezoning filed by Rockford Homes, Inc., 900 Polaris Pkwy, #200, Columbus, Ohio 43240 for property located at 12648-12650 Tollgate Road, consisting of 100.74± acres owned by Mason Family Ltd., LE to Marilyn J. Rostorfer, c/o Kathryn Lors, 2211 Cheltenham Road, Columbus, Ohio, 43220; and 37.96± acres located at 12330 Toll Gate Road, owned by TollGate Road Ltd., 50 Hill Road S., Pickerington, Ohio, 43147. This application proposes to amend the Violet Township Zoning Resolution by amending the Violet Township Zoning Map to rezone Parcel Numbers 0360088700 and 0360090010, consisting of a total of 138± acres on the east side of Toll Gate Road from the R-2, Single Family Residential District to the PD, Planned Residential District to accommodate a 269-lot, single-family subdivision. This application also requests divergences.

Ms. Sarko reported this property is located on the east side of Toll Gate road, north of Refugee Road and south of Mamie Drive. The property is currently zoned R-2, Single-Family Residential. The property contains two single-family homes, barns and some of the property has been used for agricultural purposes.

The applicants have requested to rezone the property to a Planned District in order to accommodate a 269-lot single-family subdivision. The Township has received revised drawings which reduced the number of lots to 239.

The Violet Township Land Use Plan identifies this area as Single-Family residential.

Fairfield County Regional Planning Commission considered this application during its October 1, 2019 meeting. The Commission accepted the recommendation of modification for proposed rezoning of the 137.50 acres on Toll Gate Road.

RPC Subdivision Regulation Committee Recommendation:

“The Subdivision Regulations Committee recommends modification of the proposed rezoning with the following comments:

1. The Subdivision Regulations Committee believes the proposed rezoning to a PD, Planned District is consistent with both the county's and township's future land use plan
2. The Subdivision Regulations Committee has concerns about the net density of the proposed development. The proposed housing density would be greater than the existing land uses adjacent to the site and would not comply with the Township's PD requirements. Therefore, the Subdivision Regulations Committee would

recommend that the development plan be modified to reduce the housing density of the property by better distribution of the open space and/or increasing lot sizes.”

The Violet Township Zoning Commission considered this application October 15, December 17, 2019, January 21 and March 10, 2020. The Commission voted to recommend denial of Case Number 05-ZC-2019 including denial of the requested divergences.

Ms. Sarko said the applicant has submitted a revised modified plan.

Tom Hart, attorney for the applicants, Two Miranova Place, Suite 700, Columbus and Corey Theuerkauf with Rockford Homes 999 Polaris Parkway, Suite 200, Columbus presented a PowerPoint regarding their modified plan.

Mr. Hart stated they are asking the Trustees to consider a different plan than that considered by the Zoning Commission. He said the new Substitute Plan to be known as Sycamore Grove is dated April 20, 2020 and it meets the PD density requirements; increases and improves open spaces and is similar to other PD's recently approved by the township. He said the new plan demonstrates they heard the Zoning Commission's feedback about the previous plan.

He said the new plan has 239 lots with a net density of 1.99 dwelling unit/acre and 51% ± Open Space.

Mr. Hart showed the progression of the plan revisions starting with the September 9, 2019 plan with 369 lots, then the January 21, 2020 plan with 269 lot and the plan the Commission voted upon during the March 10, 2020 meeting.

He showed the differences between the new plan and the previous plan noting the elimination of the cul-de-sac at the north of the development, enlarging the north central open space and enlarging a central open space in the southern portion of the development.

Mr. Theuerkauf showed an illustration of the view from Toll Gate Road noting the variety in seasonal colors in the landscaping a column with an entry sign, black cross buck fencing with stone column breaks.

He indicated the site amenities for the northern half of the development would include: a large center green with a playground, walking path, scenic basin, 100-foot no build zone buffer, multiple preservation zones, road frontage treatment with multi-use path and seasonal plantings an lot screening treatments.

For the southern portion of the development, Mr. Theuerkauf said there would be a large center green with a walking path, scenic basin with an outdoor activity area, pond overlook with garden surrounds, 8-foot tall landscaped buffer and fence along the adjacent western property line, a 50-foot no build zone and several other preservation zones.

He showed drawings highlighting the open spaces in comparison to the lots. Other slides showed the distance from the development to Heron Crossing; the layout of Heron Crossing West and the layout of Heron Crossing.

Mr. Theuerkauf compared the proposed new Sycamore Grove plan to other recent PD approvals noting the following:

- Heron Crossing and Sycamore Grove have the same net density ±1.9 which meets code
- Heron Crossing West is above the net density at ± 2.66 with an approved divergence
- All three plans diverge lot standards – widths, depths, side yards, size, etc. based on buyer preferences to maximize common open space
- All three plans exceed code open space requirements – but said Sycamore Grove provides the most with ± 51% and 70± total open space acres
- All three plans diverge perimeter buffers and noted Sycamore Grove is compliant on the northern boundary and provides the most buffering.

A chart was presented which outlined lot sizes, setbacks, densities, open space acreage and percentages, and divergences in Heron Crossing, Heron Crossing West, Estates at Lake Forest, Meadowmoore Reserve and the new plan for Sycamore Grove.

Mr. Hart cited the township zoning code objectives for a planned residential district are (Section 3V1-01):

- a) a maximum choice of living environments by allowing a variety of housing and building types and permitting an increased density per acre and a reduction in lot dimensions, yards, building setbacks and acre requirements;
- b) a more useful pattern of open space and recreation areas and, if permitted as part of the project, more convenience and neighborhood compatibility in the location of accessory commercial uses and services;
- c) a development pattern, which preserves and utilizes natural topography and geologic features, scenic vistas, trees and other vegetation and prevents the disruption of natural drainage patterns;
- d) a more efficient use of land than is generally achieved through conventional development resulting in substantial savings through shorter utility lines and streets.

He concluded his presentation and said the new plan for the proposed Sycamore Grove Planned District meets those zoning code objectives.

Mr. Dunlap noted they provided additional buffer to the neighbors along the north property line as well as along the east side in the northern portion. He inquired about the 50-foot buffer along the east side of the southern portion of the development. He asked if lots 33 and 61 could be removed in order to slide the development west and provide additional buffer along the east side. Mr. Hart and Mr. Theuerkauf said they would take a look at that.

Mr. Dunlap asked if they could provide copies of their PowerPoint presentation.

Mr. Monhollen said he looks forward to meeting in person and thanked them for their presentation.

Ms. Sarko noted that she did receive the modified plan and made a note to Mr. Hart and Mr. Theuerkauf that they need revised Development Text and Exhibits which correspond to the revised Development Plan. Mr. Hart said they would provide that information for her review.

Mr. Dunlap made a motion to continue the public hearing to June 24, 2020 at 7:00 p.m. or to a later date when people can attend to ask questions in-person at the Township offices located at 10190 Blacklick Eastern Road. Mr. Monhollen seconded the motion. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, yes. Motion carried 3-0.

Mr. Monhollen made a motion at 7:37 p.m. to return to the regular meeting. Mrs. Wilde seconded the motion. Roll call vote: Mr. Monhollen, yes; Mrs. Wilde, yes; Mr. Dunlap, yes. Motion carried 3-0.

Mr. Monhollen made a motion at 7:38 p.m. to adjourn the meeting. Mrs. Wilde seconded the motion. Roll call vote: Mr. Monhollen, yes; Mrs. Wilde, yes; Mr. Dunlap, yes. Motion carried 3-0.

Respectfully submitted,

Vanessa Niekamp, Fiscal Officer

Joniann Goldberg,
Administrative Assistant

Approved by:

Terry J. Dunlap, Sr., Trustee

Darrin Monhollen, Trustee

Date: _____

Melissa Wilde, Trustee