

# Violet Township Board of Trustees

December 6, 2017

## Public Hearing – Case Number 06-ZC-2017 Heron Crossing Planned District Modification - Mailboxes

### Case Number 06-ZC-2017

An application filed by M/I Homes, c/o Doug Tailford, 3 Easton Oval, Suite 310, Columbus, Ohio to modify the approved Development Text for Heron Crossing to allow Cluster Mailbox Units (CBU) as required by the U.S.P.S and to modify the approved Development Plan to show the locations of the mailbox units.

Ms. Sarko explained that shortly after completion and occupancy of new homes in Heron Crossing, Mr. Tailford was notified that residents were not able to receive mail from the Post office. Mr. Tailford met with the Postmaster and was informed that new subdivisions in this region are required to use Cluster Mailbox Units or CBU's.

Ms. Sarko said M/I has worked with Township and County Staff regarding the appropriate placement on the locations within Heron Crossing for the first section and the proposed locations for future locations in the later sections. She said there is some latitude in the Development Text regarding the locations; it states in the event of unforeseen traffic circulation issues the locations can be adjusted. The number of boxes cannot be changed without modification of the Planned District.

Referring to a drawing showing the locations of the CBU's, Ms. Sarko said the first unit will be on the street that leads to the school, there will be two at the entrance and there will be one at the entrance to the open space. Each mailbox will have 16 units and will be bronze in color.

Ms. Sarko said a modification is required as the Development Text specifically addresses mailboxes and states each home is required to have a mailbox.

Mr. Doug Tailford added this was a nationwide trend and they were doing this all over central Ohio. Mr. Tailford said three of the CBU's have been installed.

Mr. Myers asked Mr. Donley if they were going to do this in Meadowmoore. Mr. Donley said yes as they will not deliver mail if they don't.

Mrs. Mattei added that we are in the process of working with all the Developers and trying to retrofit the existing subdivision design to accommodate the mailboxes. She said we are making sure that is part of the up-front review when subdivisions are being introduced.

Mr. Dunlap asked if we would need to correct our Zoning Code where we require the mailboxes. Mr. Tailford said we would probably have to. Ms. Sarko said just the most recent subdivisions where they reference mail boxes: Heron Crossing, Meadowmoore Reserve, Chesapeake, Lake Forrest and possibly the Enclave.

Mrs. Mattei said it is individual zoning texts for each subdivision that will have to be revised not the actual Zoning Code. Ms. Sarko added that in Violet Meadows they are asking for a review of mailbox locations but they do not specifically reference mailboxes in their Development Text so we are just going to review locations of the mailboxes to determine if the locations are acceptable.

Mr. Tailford said this is not something they can push back on the Post Office and they tried. He said they were told by M/I Corporate Offices they are doing this everywhere in the country.

Mr. Dunlap asked about packages. Mr. Tailford said in each unit there are two spaces for parcels. Mr. Dunlap asked if we needed to require some type of signage or numbers on house for fire and EMS. Ms. Sarko said the houses are numbered. Mr. Tailford said the numbers will still be on the houses and the mailboxes will have lot numbers on them.

**Mr. Myers made a motion at 8:15 pm to close the Public Hearing for Case Number 06-ZC-2017. Seconded by Monhollen. Roll call vote: Mr. Myers, yes; Mr. Monhollen, yes; Mr. Dunlap, yes. Motion carries 3-0.**

Respectfully Submitted,

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Brian Sauer, Fiscal Officer

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Joniann Goldberg, Administrative  
Assistant

Approved by:

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Terry J. Dunlap, Sr., Trustee

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Darrin Monhollen, Trustee

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Harry W. Myers, Jr., Trustee

Date: \_\_\_\_\_