

# Violet Township Board of Trustees

May 2, 2018

## Public Hearing

### Final Plat Review -Violet Meadows Section 5 Phase 1

**Mr. Dunlap moved to recess the regular Trustee Meeting at 8:00 p.m. and open the scheduled Public Hearing for the review of the final plat for Violet Meadows Section 5 Phase 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 this was the first portion of the modified Violet Meadows PD and one of the last phases of Violet Meadows. She said this Section contains eleven lots and two Reserves and that it is consistent with the approved Development Plan.

She noted the engineers did revise the plat language per our request with regards to the Open Spaces. Regarding the plat language for the Open Spaces the language now reads: The open space language states that Reserves "F" and "G", as delineated and delineated hereon, shall be owned, maintained, managed and governed by an association of the owners of the fee simple titles to the lots in Violet Meadows subdivisions for the purpose of passive recreation, open space and storm water management." Additionally, the construction drawings were revised to show the fence around the existing oil and gas well in the next section of the development. The fence will be a 10 foot chain link with black vinyl coated posts, rails and chain link material. Ms. Sarko said Regional Planning Commission has conditionally approved this final plat.

Mr. Cotugno was present for any questions. A representative of Violet Meadows Homeowner's Association had concerns about recording of the deed restrictions.

Mr. Dunlap asked if the issues they had before was the well, the fencing and asked if all this had been addressed. Ms. Sarko said it had.

Mr. Don Rozmarin, 13589 Violet Meadows Blvd. said his only concern was before they start construction the new deed restrictions need to be filed with the County. These include new building guidelines that are built into the deed restrictions. He thinks these should be filed prior to digging and grading and roads.

Mr. Dunlap asked if Ms. Sarko had received those deed restrictions. Mrs. Mattei said this is actually done privately but she would encourage it to be done prior to the plat being recorded because otherwise someone could argue that they were unaware of those standards prior to buying their lot; so they would want to make sure those are recorded prior to the plat. Mr. Dunlap asked if they were completed. Mr. Rozmarin said the lawyer completed them over a year ago. He said there were a few minor changes and the biggest is having all the building guidelines recorded which is built into the deed restrictions. Mr. Cotugno said they were going to record everything at once when they go to the Recorder's Office. Mr. Monhollen asked if the new deed restrictions were the same as the last four sections. Mr. Rozmarin said they were not as they had the new building guidelines. He said there is a requirement for the maintenance of undeveloped lots as there have been numerous complaints about this in their development. The restrictions would be for the 11 lots and will apply to Section 5 as well.

**Mr. Dunlap made a motion to close the public hearing at 8:07 p.m. and render our decision at the next regularly scheduled Trustee meeting of May 16, 2018. Seconded by Mr. Monhollen. Roll call vote: Mr. Dunlap, yes; Mr. Monhollen, yes; Mrs. Wilde, 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: \_\_\_\_\_