

Violet Township Board of Trustees

September 5, 2018

Case No. 02-ZC-2018 – Application to Amend Heron Crossing Planned District

At 8:00 p.m., Mr. Monhollen announced the opening of the Public Hearing.

Case Number 02-ZC-2018 is an application filed by M/I Homes, 3 Easton Oval, Suite 310, Columbus, Ohio to modify the approved Developed Text for Heron Crossing Planned District in order to allow home styles with garages that are three feet forward of the front plane of a full front porch, if a full front porch is present.

Ms. Sarko reported the Development text for Heron Crossing currently does not allow the garage to extend more than 3 feet forward than the front plane of the house or the front wall of the house. This proposed amendment would allow garages of homes to extend 3 feet forward beyond the front wall of the home, provided there is a full front porch present.

Doug Tailford, M/I Homes, 3 East Oval, Columbus, Ohio explained they are not asking to be 3 feet in front of the porch; they are asking to be more than 3 feet forward of the front of the plane of the house. He said in order to do that, they will have an integrated porch on the front so when you actually look at the house, most people won't realize the garage is sticking out 7 or 9 feet in front of the actual front plane of the house because the porch is present.

Mr. Tailford stated they are only requesting this for two house models(styles) and for two elevations of those home models - The Dearborn, Elevation B and C, and The Erie, Elevations B and C. It would only be in cases where they have a full porch across. There would not be a situation where the garage is sticking out and there is no porch. It will only be when they have the actual porch. In essence, it is still less than 3 feet in front of the actual porch but it is sticking out more than 3 feet from the actual front plane of the home. It is kind of a technical issue but it is still not the way the Development Text was written.

Mr. Tailford explained there were a lot of complaints about some models in the past that have snout houses, which is the full garage in front of the home. He said they do have some of those but they are not proposing them to the Township.

Mr. Tailford explained they are adding several new houses to Heron Crossing and they have been very successful. Their average home in there is somewhere over \$300,000 close to the \$350,000. They always want to keep their models fresh and adding new models.

Mr. Dunlap asked how many total different homes they will have this on. Mr. Tailford said they were only adding two to their current selection. It will be up to the homeowner to decide what kind of home they want. There are 15 to 20 different options the buyer may have. Mr. Dunlap asked if any house could have this on it. Mr. Tailford said only the four elevations for the models (the Dearborn, Elevations B and C and the Erie, Elevations B and C). Every other house meets the code.

Mr. Monhollen asked as what price point these homes fall. Mr. Tailford said they start at the mid 200,000's and then people option up.. Mr. Monhollen asked about square footage. Mr. Tailford said they are above the 1750 square feet that is required.

Vicki Thomas, 12344 Herons Landing Drive, said her home was one of the first built in the subdivision. She asked if the development still estimated to have 180 homes. Mr. Tailford said yes and that will not change. Mrs. Thomas said she did not like the porch being setback from the garage as someone could hid on the front porch. .

Mr. Dunlap asked if all the garages had interior access to the house. Mr. Tailford said they do. Mr. Tailford said they are constantly updating their elevations and they are changing them already that within the code but these models and elevations do not

exactly meet the code as it is written but they meet the code as it is intended because they did not want snout garages.

Mrs. Wilde asked if it is common to constantly update their elevations to keep them fresh. Mr. Tailford said this was very common and these houses are all in the same character of the other houses in the neighborhood.

Mrs. Wilde asked what percentage of the subdivision is already built. Mr. Tailford said they are probably a little more than half built and they are developing Phase 3 and next spring they will be developing Phase 4 which is the final phase.

Mr. Dunlap asked if this option would be an upgrade. Mr. Tailford said it is a refresh and the homes square footage wise may be a bit smaller but as you do different elevations they do cost more. Mr. Dunlap asked if the elevation with the porch and the garage would be more. Mr. Tailford said this was correct and B, C and D are upgrades and higher in cost than the standard elevation.

Mrs. Thomas said she felt Heron Crossing was one of the smaller subdivisions with the number of homes and asked if Mr. Tailford agreed. Mr. Tailford said it was about average.

Mr. Monhollen asked if we know what the average number of homes in any of the other subdivisions. Mr. Butcher said Huntington Hills is 444 or so.

Mr. Tailford said they have a self imposed matrix where they will not build the same house next to each other or across the street from each other.

Ms. Sarko stated the text presented for approval states: "No 'Snout Houses': Garages shall not extend more than 3 feet forward of the front plane of the house or 3 feet forward of the full front porch when present."

She explained the garage may extend 3 feet forward of the front porch. Mr. Tailford said that may be the case but it is 7 to 9 feet in front of the front to side. They didn't want that to be unknown. It will be 7 to 9 feet from the front plane of the house which is what you would see a front door that is going up to the second story. Ms. Sarko stated that Mr. Gavin stated that Dearborn garage sits 9 feet forward of the front plane of the house and the Erie garage sits 7 feet forward.

Mr. Dunlap made a motion to close the public hearing at 8:17 p.m. and render their decision at the next Trustee meeting. Seconded by Mr. Monhollen. 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

Date: _____

Melissa S. Wilde, Trustee