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 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. 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 hide 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

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Darrin Monhollen, Trustee

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Melissa S. Wilde, Trustee

Date: ____________________