

SHAWNEE TOWNSHIP BOARD OF TRUSTEES MEETING
PUBLIC HEARING FOR ZONING AMENDMENT-VILLAGE OF RIVERWALK

March 22, 2010

A Public Hearing was held by the Shawnee Township Board of Trustees at the Shawnee Township Administrative Building, 2530 Ft. Amanda Rd, Lima, Ohio.

Chairperson Russell Holly called the meeting to order at 7:00 p.m. Those present were as follows: Chairperson of the Board of Trustees, Russell Holly; Vice-Chair Christie Seddelmeyer; Trustee David Belton; Fiscal Officer Stephanie Hoffer, and Representative for the Village of Riverwalk, Michael Zieg.

Mr. Holly read the public notice which was placed in the Lima News to announce this hearing.

The purpose of this hearing was for the Petition for a Zoning Amendment for the Village at Riverwalk (VRWLLC), in care of Michael B. Zieg, 1480 Dublin Road, Columbus, Ohio 43215, whereas, Mr. Zieg requests a change in the existing "PUD" (Planned Unit Development) for tax map parcel 46-1508-02-010.000 on the south-eastern side of Zurmehly Rd. to incorporate some single family residences in place of some four-family buildings and to make some site changes to accommodate the new building designs.

The Shawnee Township Zoning Commission held a Public Hearing on Thursday, March 4, 2010, where the Zoning Commission voted to recommend the acceptance of the Riverwalk Petition to the Board of Trustees. Mr. Holly presented the Petition and Letter of Recommendation from the Zoning Commission to the Board.

The floor was opened to Mr. Zieg who gave brief summary and report of the proposed changes. The report read as follows:

Background

- The Village of Riverwalk is an Epcon Communities condominium community with 38 homes currently completed.
- Original development plan has 2 phases: Phase I: 60 homes; Phase II: 36 homes.
- 2005, plan amended to replace quad with duplex, bringing Phase I to 58 homes.
- Currently offer 2 floor plans.

Opportunity

- Epcon Communities has developed new home designs that give customers more choice and broader price range.
- Seven new designs include both attached, and detached, with exteriors that blend well with existing designs.
- Current economic environment dictates we offer customers more choices, in more price ranges to appeal to a broader spectrum of buyers.

Request

- Pertains to remaining 20 homes in Phase I.
- Replace 4 quads (20 homes) with EITHER, Plan A: 14 singles and 1 quad (18 homes) reducing total homes in Phase I to 56; OR Plan B: 11 singles and 2 quads (19 homes) reducing total homes to 57.

Effects

- Requires minor alterations to grading, storm drainage, water, and sewer (preliminary plans for all have been reviewed and approved by appropriate authorities).
- Actually reducing number of homes, no adverse affect on traffic or utilities.

- Improves route for police and fire by looping road.
- Reduces number of Phase I homes in Homeowners Association by 1 or 2, requiring additional fees of up to \$3/month per homeowner.
- Will accelerate sales and add value to existing community.

The report is attached and made part of these minutes.

Mr. Holly entertained a motion from the Board to accept the report and the Recommendation of the Zoning Commission.

Mr. Belton made a motion to accept the report and Letter of Recommendation from the Zoning Commission, Mrs. Seddelmeyer seconded, and the motion passed 3-0.

Adjournment

With no further business to be brought before the Shawnee Township Board of Trustees at the Public Hearing, Mrs. Seddelmeyer motioned the meeting adjourn, Mr. Belton seconded, and the motion passed 3-0. Meeting adjourned at 7:28 p.m.

Approval of the Minutes of Pubic Hearing held March 22nd, 2010.

Russell E. Holly, Chairperson

Christie A. Seddelmeyer, Vice Chairperson

David L. Belton , Trustee

Stephanie J. Hoffer, Fiscal Officer