

# *Shawnee Township Zoning Commission*

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2530 Fort Amanda Road Lima, Ohio 45804 (419) 991-8706

**Board Members:** *Ottis Newland, Mildred Stewart, Brenda Kattman, Lewis Neff, John Mason*

## **Meeting of March 4, 2010**

Vice Chairman Ottis Newland called the meeting to order at 7:30 PM.

Members present:

Brenda Kattman  
Ottis Newland  
Lewis Neff  
Mildred Stewart  
John Mason

Also Present: Mike Zieg, Village at Riverwalk, LLC (VRW)

Ottis Newland noted that the purpose of the hearing was to review the petition of the Village at Riverwalk for an amendment to their PUD (Planned Unit Development). Ottis then called for comment.

Mike Zieg from Riverwalk LLC passed out an Executive Summary (copy attached). Mike reviewed and explained the Summary.

Mike noted that Riverwalk was losing buyers because buyers want detached houses and larger houses. He stated that economics are behind the Riverwalk request for a change in their PUD. He noted that the plans have been reviewed by the appropriate regulatory bodies and have received approval from the agencies concerned.

Mike commented that reducing the number of housing units, which reduces revenue to the Association, was a concern. He pointed out, however, that the additional cost per unit would be minimal (\$3.00 per month?).

Mike noted that both the Shawnee Police Chief and Fire Chief favored the change in the road because the road now makes a loop making access easier.

Ottis asked if the Zoning Commissioners had any questions.

Mildred Stewart: No questions.

John Mason: John noted VRW had requested some duplexes in an earlier PUD revision and that the new plans show less square footage for duplexes than would be allowed in Residential RII. He asked if VRW intended to construct any more duplexes.

Zoning Inspector, John Gosnell, noted that the permission previously granted for duplexes (at Buildings 9 & 21) is no longer relevant because the current application applies to the same buildings and erases the previous permission.

Earl Weigt expressed concern about unit size and about maintenance dues. Earl noted that a new Association composed of home owners (without Developer participation) will take over April 1. He felt that dues would be a concern of the new Board.

Mike Mullen (current member of Board of Directors, Riverwalk Condo Association) stated that he is the only homeowner on the present three person Board but that a new Board had been elected and would take over April 1. Mike noted that the new Board would likely address the fee structure. Mike stated that virtually 100% of the owners approved of the proposed PUD changes. Sales have been very slow. The Condo Association supports the proposal.

Lewis Neff: No questions.

Brenda Kattman: No questions.

Ottis Newland: Ottis asked if the Residential setback requirements of the Zoning Resolution apply to a PUD.

John Gosnell noted that the general requirements of the Zoning Resolution do not apply to a PUD. In return for the waiver of some requirements, as setbacks, the developer compensates by adding benefits, such as additional green space.

Ottis noted that the square footage requirements of the Zoning Resolution probably do not apply to a PUD also.

John Gosnell: That is correct.

John Mason mentioned that he was concerned about the square footage and that (in the future) it would be well to include some of the important provisions of the Zoning Resolution when granting new PUDs.

Ron Quirk (condo owner) asked about property taxes.

Ottis Newland stated that the Zoning Commission has no say on taxes.

Mike Zieg noted that property taxes are based on the value of the property.

Ottis Newland asked if there were any further questions of discussion.

Being none, a motion was made by Brenda Kattman to approve the Riverwalk PUD petition. The motion was seconded by Mildred Stewart. Vote was unanimous: 4 – 0 with John Mason abstaining because he lives at Riverwalk.

Motion to adjourn was made by John Mason, seconded by Brenda Kattman. Vote was unanimous: 5 - 0.

Meeting was adjourned at 8:10 PM.

Respectfully submitted,  
John R. Gosnell  
Zoning Inspector  
Shawnee Township

ZC07

## **Executive Summary**

### **Petition For Zoning Amendment – Village At Riverwalk**

### **Public Hearing, Shawnee Township Zoning Commission**

**March 4, 2009, 7:30pm**

#### **Background:**

- Village at 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