

YORK TOWNSHIP TRUSTEES

Colene Conley
Special Meeting

Richard Monroe

William Pavlick
March 5, 2014

Chairman Rick Monroe called the special meeting to order at 4:00 p.m.

Dorothy Crouch stated we were going to review the Forest Creek Plan. Part of their plan includes using the R-2 density in the R-1 PUD overlay which they can't. George Smerigan stated they are trying to put together several properties to make this PUD plan. They want to cluster the units at the north end. They want to donate space to the Park District and put together some trails. The land in question would have Pulte Homes build the homes with Ken Cleveland doing the development. There is a small amount of frontage on Abbeyville Road. There is no PUD overlay over the R-2 density portion. We don't have a mechanism to authorize them overlapping the density.

George stated that first the trustees need to determine if they want to allow the density to transfer. If so, then we would come up with a mechanism. One of them would be a transfer of development rights or extend the boundary of the overlay.

Bill asked if there were any advantages to the township. George stated he saw them as:

1. Dedication of area to the park with a trail;
2. R-2 allows duplexes and instead of duplexes, everything would be single family; and
3. The access to the project would only come from Marks Road.

Bill asked then how many duplexes would go up if we didn't change and George only thought a couple because the market is single family. There is also some wetlands in the R-2 area so it is doubtful the density would ever get maximized. There is 117 acres in the total area with 94 in the R-1 and 23 in the R-2. There is a 30% open space requirement in the PUD area.

George stated this has come up twice before. Once was when the housing market started the collapse. George felt it would be a dangerous precedent to transfer the development rights from one area to another. It would also be setting a precedent to extend the PUD boundaries. The trustees stated they have had other requests for other areas. There is also other vacant land that is within the PUD. Once we extend the boundary for one, it would be very difficult to not extend it again in the future for other requests.

George has left messages for Stan Katanic letting him know he would not be on the Zoning Commission's agenda this Thursday. Stan has not returned the calls to George.

The trustees didn't feel that the township would benefit enough to set the precedent for future problems. This is also at the edge of the township so it would be of more benefit to the city than the township.

George stated that we would just pass the word along to Stan, Pulte Homes, that the trustees are not interested in amending the zoning code to allow the development as proposed. The limit of the project would be the portion within the PUD area and he would need to re-do the plans to comply.

If they go forward with the PUD area, we may want to request the County Engineer to do a traffic study to see if they would have to put in a left turn lane. George recapped that we will not entertain the proposed plan as such. They can however go through with the PUD area, but would need to go forward with another plan with the appropriate green space within the

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PUD area. Dorothy will try contacting Stan at Pulte Homes since they've not returned George's calls as of yet.

Rick asked about having George updating our zoning map. The one we have is from 2005. George will send a large one to Dorothy to review since he thinks one was already done. It would be approximately \$200.00. George will also send some legal size prints also for everyone's books. Dorothy will check with Bill Thorne to see how we proceed with filing the updated map with the Recorder's Office.

RESOLUTION #14-03-01 – Adjourn

Moved by Pavlick, second by Conley to adjourn the meeting at 4:58 p.m. Roll: Pavlick, yes; Conley, yes, Monroe, yes.

RESOLUTION #14-03-02 – Rescind Resolution #14-03-01

Moved by Conley, second by Pavlick to rescind the motion to adjourn. Roll: Conley, yes; Pavlick, yes; Monroe, yes.

RESOLUTION #14-03-03 – Advertise for Lawn Maintenance Bids

Moved by Conley, second by Pavlick to advertise for lawn maintenance bids when the specifications are available. Roll: Conley, yes; Pavlick, yes; Monroe, yes.

RESOLUTION #14-03-04 – Adjourn

Moved by Pavlick, second by Conley to adjourn the meeting at 5:01 p.m. Roll: Pavlick, yes; Conley, yes; Monroe, yes.

Richard Monroe, Chairman

Beverly Fry, Fiscal Officer