

YORK TOWNSHIP TRUSTEES

Colene Conley
Special Meeting

Richard Monroe

William Pavlick

June 23, 2015

Chairman Colene Conley called the special meeting to order at 5:00 p.m. Present: George Smerigan from Tactical Planning, LLC; Mike & Susan Sweet; Chris Schmidt; Travis Crane; Stan Katanic; Paul Wolenski and Dorothy Crouch.

Colene stated we were here to review the Forest Creek Subdivision on Marks Road.

Stan began with explaining they were here for approval of the Final Development Plan Review Phase I. They have worked with many people to coordinate the aspects that apply. It is consistent with the preliminary plan that was presented at an earlier time. Phase I will have 40 building lots for single-family dwellings.

George stated that 9 acres will be the open space which is 20%. The majority of the open space will be in future phases. All of the setback requirements have been met. There are sidewalks on both sides of the street. The landscape plan was revised to put some evergreen trees in the corner to create a buffer for the Sweet property. Stan proposed 8' spruce trees.

David Hull arrived at 5:08 p.m.

George stated he has reviewed everything and the only thing we don't have at this time are the Homeowner's Association documents. George is recommending that the trustees make the approval with the requirement that the HOA documents are submitted before the final plat is filed.

The trustees have asked that the park land be donated to the Trustees, not the Co. Park. It will be donated to York Township by Pulte Homes. Stan Katanic, Pulte Homes, has stated they would like there to be no building on this land except for trails, bathroom. If the Homeowner's Association at some point in the future wants to tie to other trails, they would be able to. As for the timing, we're not sure of when. It is a function of completing other items like the utilities, etc. The trustees were in agreement.

The stub road is going in per the County's regulations.

Stan has been speaking with the Sweet's regarding the tree screen. They may be placed on the Sweet's property if that provides more privacy. It will be looked at as the progress develops to see how the mounds work and where the houses are to see where is the best place for planting the trees. Pulte Homes will need to guarantee the trees for one year and replace those that die in that time frame.

David Hull asked if a turning lane would need to be put in or require a bond. The traffic study shows that a turning lane will need to be put in by Pulte Homes. The County bonds the road work. David asked if any trees would replace those mature trees taken down. Trees can't be planted in part of the area because of the sewer lines, etc. Stan stated they do not plan to replace trees at this time. They are however preserving a large portion of the trees in their plan. Dave asked if there would be a construction trailer on site. Stan stated no. A model home would be used for an office. If they were to bring in a trailer, they would need to obtain a permit.

Dorothy reminded everyone that if they are going to put in any signs, they need to speak with Dorothy first. Paul will get with Dorothy for the sign permit(s).

YORK TOWNSHIP TRUSTEES

Colene Conley
Special Meeting

Richard Monroe

William Pavlick

June 23, 2015

Dave Hull asked when the buildings would be demolished. Paul stated the demo would be a part of the Phase I improvements. Rick asked on behalf of the fire department if they could use the buildings for training. Stan stated yes, but there are two buildings that some people are interested in tearing down and relocating. Paul will speak with the Fire Chief for the training.

Colene asked Susan Sweet if she had been speaking with the County Engineer regarding the staking of the turn lane. Susan has been shown on the map where it will be, but it has not been staked yet. Paul will check on it.

Mike Sweet asked that when Pulte does the pan work to please watch how close they get to the large oak trees root system to not ruin the trees. George asked that construction fence be put up by Pulte Homes to protect the trees.

**RESOLUTION #15-06-01 – Approve Final Development Plan Review
Forest Creek PUD Phase 1**

Moved by Monroe, second by Pavlick to approve the Final Development Plan Review Forest Creek PUD Phase I subject to review and approval of the Home Owners Association Documents prior to recording the plat. Roll: Monroe, yes; Pavlick, yes; Conley, yes.

Colene is asking for permission for her to sign the documents to send to Columbus to purchase the old school property.

**RESOLUTION #15-06-02 – Permission for Colene to Sign Document to Purchase
Old School Property**

Moved by Monroe, second by Pavlick to give Colene permission to sign the documents necessary for purchasing the old school property. Roll: Monroe, yes; Pavlick, yes; Conley, yes.

RESOLUTION #15-06-03 – Adjourn

Moved by Pavlick, second by Monroe to adjourn the meeting at 5:57 p.m. Roll: Pavlick, yes; Monroe, yes; Conley, yes.

Colene Conley, Chairman

Beverly Fry, Fiscal Officer