

**LIBERTY TOWNSHIP TRUSTEE
RECORD OF PROCEEDINGS
September 14, 2010**

The audio recording, resolutions passed, and any attachments constitutes an accurate record of the Liberty Township Trustee Proceedings at the above dated meeting as determined by the Fiscal Officer. The following summary is provided as an overview of the meeting and a “road map” to the audio recording. Copies of this record are available by request at the Township Government Office, 10104 Brewster Lane, Suite 125, Powell, Ohio.

REGULAR MEETING PROCEEDINGS SUMMARY:

The Trustees of Liberty Township met in special session Tuesday, September 14, 2010, at 7:00 p.m. at the Liberty Township Government Office at 10104 Brewster Lane, Powell, Ohio. Board Members present were Mary Carducci, Bob Mann, and Curt Sybert. Also present was Township Administrator Dave Anderson. Others in attendance are listed on the attached sign-in sheet.

ADMINISTRATIVE REVIEW APPLICATION #10-03 Final Hearing of an application for Administrative Review by Romanelli and Hughes Building Company requesting modifications to the Seldom Seen Acres Development Plan, including but not limited to, a change in the style of condominiums. The 24.74-acre, PRD (Planned Residence District) zoned property is located at the southwest corner of Sawmill Parkway and Seldom Seen Road, Range 19, Township 3, Farm lot #10, Liberty Township, Delaware County, Ohio, and is part of Lot 3410 of Seldom Seen Acres subdivision.

Trustee Sybert asked Holly what five conditions the Zoning Commission requested for this AR-#10-03.

Zoning Inspector Foust stated:

1. The incursion into the thirty (30) foot no-build zone on the south and west by air conditioning units and downspouts/splash blocks shall be permitted, but shall not exceed 48”.
2. That the developer shall keep the portions of the emergency access road to The Orchards at Big Bear located on the proposed Epcon portion of this development clear and drivable until such time as a Maintenance Agreement is in place between The Orchards at Big Bear and the Seldom Seen Acres Condominium Associations;
3. That no street shall use an inverted crown design or any design that drains to the center of the street;
4. That the Typical Unit Landscape Plan labeled SL1 and SL4 dated February 13, 2008, shall be included in the revised Development Plan dated August 16, 2010;
5. That the proposed Sales Trailer wrap signs shall be eliminated from the Development Plan.

Mr. David Fisher provided a presentation for the applicant showing the layout of the plan and what some of the condos might look like when completed.

Mr. Jerry Wolfinger, President Golf Village Association, stated they are opposed to the Zoning Commission hearing and opposed to the density. When you narrow the width between buildings from 26' to 6'; I am interested in hearing what the fire department has to say.

Mr. David Fisher stated there is a letter from the Fire Chief in the packet stating the change in materials for outside walls.

Ms. Kay Barry, 3677 Stoneway Point, is against the group of houses in the center of the layout looks too much like campus. Ms. Barry likes the different style of home they are offering. She spoke about taxes and it takes \$10,000 to put a child through school and the roof tops from this will not cover those costs. Ms. Barry also mentioned the good things that Liberty Township has to offer like our schools, fire department, and road department.

Mr. Jim Bresnahan, 1801 Carriage Rd., Community Oversight Foundation would like to give this project a positive endorsement.

Mr. Mark Groli, 3705 Foresta Park Dr., would also give this project a positive endorsement.

Trustee Sybert stated the Sawmill Parkway is a changing area and that any development in that area is good development. Mr. Sybert stated he feels this project is in the best interest of the Township overall.

Trustee Mann asked about the parking for the units and the pricing of the units.

Mr. David Fisher stated each unit has a 2-car garage and parking for two in their driveway. The pricing of the units will range from \$170,000-\$300,000.

Trustee Mann asked if Epcon would be doing the construction or if it would be contracted.

Mr. Joel Rhoades stated Epcon would be doing the construction.

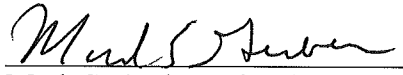
Trustee Carducci stated she feels people are migrating more toward this style of living and that it will help with taxes. Density has always been an issue in Liberty Township. This is a good fit for the community. This community is not really rural anymore. We can't stop responsible progress. This is probably one of the most responsible projects going on at this time.

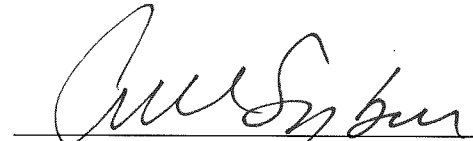
Trustee Mann stated you can't always have the perfect development that pleases everyone. This is a far more desirable development over the apartments with less density than the apartments would have been. Also it is less of a burden on the schools than the apartments would have been.

Trustee Sybert made a motion to approve AR #10-03 with the recommendations of the Zoning Commission assuming those five conditions were drafted back into the plan. The motion was seconded by Ms. Carducci the roll call vote: Ms. Carducci-yes, Mr. Mann-yes, and Mr. Sybert-yes. The motion passed with 3-yes and 0-no.

ADJOURNED:

There being no further business Chairperson Sybert adjourned the meeting at 10:30 a.m.


Mark S. Gerber, Fiscal Officer


Curt Sybert, Chairman
Board of Trustees