

## YORK TOWNSHIP TRUSTEES

Public Hearing

March 1, 2007

Chairman Jane Weiland called the public hearing to order at 6:33 p.m. She led the pledge of allegiance.

Present: Colene Conley, Richard Monroe, Jane Weiland, George Smerigan, Dorothy Crouch, Scott Schreck (Shale Creek), Bryant Bay (Designer Pools), Ken Barrett, Tom James (Park District), Richard and Katherine Elias, Norm Hinman and Bev Fry.

Jane had Bev read the legal notice and then opened the floor to discussion.

- Richard Elias asked if this amendment was item specific or will open to something more in the future.
- George Smerigan explained it would clarify the Planned Unit Development Overlay in the R-2 section. It would have to meet all of the criteria that are necessary to meet the requirements. George doesn't believe there would be additional ones because of the criteria needed. The boundaries of the R-2 area are not being rezoned.
- Katherine Elias asked about dead end streets and protections for adjacent owners. George gave several examples of those requests. The stub streets that are in are in the City section.
- Jane commented on the "plantings" that will need to be addressed. There also needs to be taken into consideration the time of year for when it is appropriate to do the plantings.
- Dave Hull commented that the trustees can invoke a bond by the contractor to finish the work of any requirements that have been placed upon them. It's just necessary to get the bond up front.
- Katherine Elias: Can someone with 25 acres ask to have their property rezoned as R-2? George told her that anyone can ask for anything, but the likelihood of it being approved is not very high. The R-2 area is adjacent to the City which was created to buffer the township against annexation prior to the CEDA agreement being signed.
- Katherine Elias: Can the township downsize any of the zoning? George said yes, but it comes with certain risks.
- Tom James, Park District, commented on their excitement of reserving a portion of this area for conservation development for a park area that would be tied into the current park. Katherine Elias asked if the park could place a natural boundary around three sides of the subdivision for walking and riding.

**Moved** by Conley, second by Monroe to adopt the recommendations from the Zoning Commission except for 307.06 Development Standards – strike the "publicly owned parks and/or recreation facilities" and replace it with "non-residential uses". Discussion: Dave Hull expressed his concerns of the Zoning Commission regarding that change since it goes against the original purpose of the PUD. Roll: Conley, yes; Monroe, yes; Weiland, yes. (Item A.)

**Moved** by Conley, second by Weiland to adjourn the public hearing at 7:13 p.m. Roll: Conley, yes; Weiland, yes; Monroe, yes.

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Jane Weiland, Chairman

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Bev Fry, Fiscal Officer