

Springvale Township Planning Committee
Regular Meeting Minutes for June 28, 2021

Attendance: Becky Fettig, James Scott, Stan Royalty, William Shorter, Joel Kato.

- I. **Call to order:** Chairman Scott brought the meeting to order at 7:30.
- II. **Minutes:** The minutes for May 24, 2021, were approved by a vote of 5 to 0
- III. **Public Comment & Visitors:**
 - A. The meeting was attended by twenty members of the public (please see attached sign-in sheet). There were no public comments.
- IV. **Old Business:**
 1. Chairman Scott reviewed the three items heard at the last meeting held on May 24, 2021 and stated all three items had been approved (#PSUP21-008, #PSUP21-012 and #PPTEXT21-02).
- V. **New Business:**
 - A. **Case #PSUS21-016:** A request by Bill Winslow for a Special Use Permit for Land Development on Property fronting on Cincinnati Point Trail and Stewart Road located within Section 19 of Springvale Township. The review is per Articles 19, 20 and Section 26.13 of the Zoning Ordinance.
 1. Bill Winslow stated he had acquired 130 acres of land and subsequently sold half. He has retained sixty-nine acres of the original parcel with some of it located in Bear Creek Township.
 2. Mr. Winslow's request is for eight (8) divisions of this parcel with the intent being that they would be sold to surrounding landowners.
 3. Becky Fettig asked what "unplatted" meant.
 4. Stan Royalty questioned the irregular shape of the proposed lots. Bill responded and pointed out the topographical ridgeline and referenced FF1 conformance).
 5. Bill Shorter asked if there were any signed purchase agreements in place at this time. Winslow responded there were no purchase agreements at this time but lots 1-5 could be put into place prior to the county zoning board meeting.
 6. Bill Shorter asked if there were any sewer permits left for Springvale Township and Bill Winslow stated the intent was to utilize septic systems.
 7. Becky Fettig suggested Mr. Winslow speak to Dawn Derue regarding sewer issues.
 8. Bill Shorter asked if there was interest in lots 6, 7 and 8 and Bill Winslow stated yes there was.
 9. Public Comments were taken:
 1. Beth Stewart asked about Stewart Road.
 2. Jan Soblesky asked about access points and signage for the access sites.
 3. Susan Perry expressed concern regarding infrastructure issues. Asked what could become of the access points and wondered why Mr. Winslow proposes having people purchase lots if the intent is to protect the land.
 - a. Chairman Scott stated that only three lots have potential for new builds.

4. Tracy Ward stated she did not want to see urban sprawl moving into the area.
 5. Jan Wieland stated Bill Winslow is doing this to prevent the possibility of a huge subdivision going in.
 6. Elise Billingsley asked if the audience could see the plan.
 7. Patty Stewart asked about how many divisions are allowed per the rules.
 - a. Chairman Scott stated that there are rules governing this situation and that FF-1 allows 1-acre parcels.
 10. Bill Shorter asked where the clear cutting ended, and Mr. Winslow stated that it had all been clear cut.
 11. Bill Shorter asked if there was any intent to replant for cover and concealment.
 12. Stan Royalty stated that the issue as proposed is a good protection plan against a larger and/or denser future development. Becky Fettig agreed.
 13. Bill Shorter stated he had no issues with lots 1-5 but had concerns with lots 6-8 as far as septic/sewer were concerned.
 14. Bill Winslow stated he believed he was on solid ground as far as septic systems were concerned.
 15. Stan Royalty made a motion to approve Case #PSUP21-016 and motion was supported by Becky Fettig.
 16. Issue was approved by a 3-2 vote.
- B. **Case #PZBA21-005:** A request by Steve and Marcia DeSilva for residential Additions located at 9579 Trails End Road in Springvale Township. The proposed variances include adding onto the existing residence within 42'-11" of Pickerel Lake (requiring a waterfront setback variance of 17 feet) and withing 1'-11" of the west side property line (requiring a side yard setback variance of 8'). The review will be per Articles 23 and 25 of the Zoning Ordinance.
1. Jon Sarkesian, who is a neighbor of the DeSilva's and an architect, presented information regarding this project.
 2. Marcia DeSilva stated original home was 635 square feet and they have owned it for fourteen years. Their family has grown and now includes grandchildren. Ms. DeSilva stated one of the design parameters was to keep this addition in line with the general look and appearance of the neighborhood.
 3. Jon Sarkesian stated they had tried to maintain acceptable setbacks from the lake relative to the neighbors on both sides of the home.
 4. Bill Shorter asked if one of the eaves overhang the property line.
 5. Jon Sarkesian responded by stating the overhangs on this cabin are 12" and do not overhang the property line. He added that they will match all existing overhangs.
 6. Becky Fettig asked if a breezeway was being added and Mr. Sarkesian responded yes.
 7. Bill Shorter asked if any neighbors would have a blocked view of the lake because of this project.
 8. Jon Sarkesian stated there was lots of vegetation between each of these houses. Lots of discussion at this point regarding building and lot orientation and the resulting views of the lake.
 9. Bill Shorter made a motion to approve Case #PZBA21-005 and motion was supported by Becky Fettig.
 10. Issue was approved by a 5-0 vote.

VI. Public Comment:

- A. Howard Canada stated he was willing to purchase on of Bill Winslow's lots and he believed Mr. Winslow is in total compliance with all current laws.

VII. Adjournment: 8:50pm.

_____ Authorized Signature

** SPC minutes are “not approved” until accepted at a subsequent SPC meeting, and/or signed by the Chairman, Acting Chairman or Secretary