JOINT MEETING OF THE CITY COUNCIL & PLANNING AND ZONING COMMISSION

April 16, 2002
7:30 p.m.
Powell Municipal Building

Council Members present: Art Schultz, Dave Lackey, Mark Klein, Jim Seta.

Planning and Zoning Commission Members present: Tom Counts, Roger Coville, Donald DePalma, Don Emerick, Kevin Futryk, Brian Murphy.

Staff present: Steve Lutz, Shawn Leininger, Rob Rice, Chris Huber, Ken Molnar.

Others present: Charlie Vince, Todd Ferris, Chris Myers.

Mayor Art Schultz informed those present that the purpose of the Joint Meeting was to review and discuss the zoning of the Golf Village Development which is proposed for annexation into the City. Mayor Schultz informed the group that if the annexation were to occur that the zoning and development plan which has been adopted and approved within Liberty Township would be the plan which would be developed within the City.

Charlie Vince, the developer of Golf Village, discussed the 950-acre development which is located between Seldom Seen and Home Roads. He stated that 300 acres will be preserved in green space. The development includes a mix of condominiums, patio homes, single-family homes, office, commercial, industrial, and an 18-hole private golf course. The overall density of the development is 1.49 units per acre. He discussed the formation of the Liberty Community Infrastructure Authority which has issued $22.3 million dollars in bonds which was utilized to fund the six miles of off-site sewer and the construction of Sawmill Parkway. He echoed Mayor Schultz's comments regarding any changes to the plan would have to go back to either the City and/or Township for approval.

Following the review of the development, Charlie Vince briefly discussed the administrative reviews he has taken through Liberty Township for various amendments to the original development plan. He informed the group that he did not anticipate many additional reviews being taken to the Township before the proposed annexation occurs. Chris Meyers, an architect of the developer, discussed the proposed Country Club. He reviewed the 24,000-sq. ft. clubhouse along with the various amenities including the swimming pool, tennis courts, platform tennis, fitness center, and indoor golf training

academy. Following this review, Todd Ferris, a landscape architect for the developer, discussed the landscaping package for Golf Village. This included the entry features along Sawmill Parkway at Seldom Seen Road and Home Road. He stated that Golf Village stone, i.e. limestone, would be used extensively along with a dark green wooden fence. The entire Golf Village development will be under the care and maintenance of one master homeowners' association which will utilize the golf course maintenance staff to do the work. The median of Sawmill Parkway will be irrigated and maintained by the master homeowners' association.

Following this presentation, the City Council and Planning and Zoning Commission Members requested Charlie Vince to review the City's landscaping standards relating to industrial and planned commercial developments. Mr. Vince was encouraged to consider adopting similar landscaping standards within Golf Village. Mr. Vince encourages all members present to contact him at any time if they ever had any questions or concerns.

The meeting was adjourned at 10:00 p.m. For additional information regarding this meeting, the audio tape of the entire meeting has been retained for future reference.