

**TURTLECREEK TOWNSHIP BOARD OF TRUSTEES**

**ON**

**NOVEMBER 8**

**21**

The Work Session meeting of the Board of Trustees of Turtlecreek Township, to discuss subdivision density and was held on November 8, 2021 at 6:00 p.m. with the following persons present:

TRUSTEES: Jonathan Sams, Jim VanDeGrift and Dan Jones

FISCAL OFFICER: Amanda Childers

GUEST: Tammy Boggs, Michael Jameson, Brian Elleman, Dave Siebert and Brad Edrington.

The meeting opened with Mr. Sams leading the Pledge of Allegiance.

Mr. Sams set the tone for the meeting with the question "What is the definition of density" Twenty-five% green space with 2.19 density is too dense. If we maintain set backs for safety in case of fire we need 1.9 density.

Mrs. Boggs stated that we requested 70-foot lot width in Greentree Meadows. There is an exception for a less than 300-foot radius on the roadway so the builder does not have to meet that requirement. The PUD came back with some lots 60-65 feet or less in the cul-de-sacs. Mr. Sams stated the density was to be 2.27 with 25% greenspace. By comparison, The Proeschel farm will have 2.27 density, Trails of Shaker Run is 2.29, Shaker Run is 2.83 and the Groh farm will be 2.10.

Mr. Sams said we need to consider land owner rights and maintain a defensible position.

Chief Jameson asked if Butler County Sewer is maxed out. Mr. Sams said he does not believe so, but it would be up to the developer and Butler County to make improvements to increase capacity.

Mrs. Boggs stated that she along with Warren County Regional Planning received a letter from Isaac Seevers the Superintendent of Lebanon City Schools. Mr. Seevers said that the school needs to collect taxes on a home value of \$500,000.00 to educate one child. Mrs. Boggs shared that information with the Warren County Commissioners. Mrs. Boggs stated that the Township needs to collect taxes on a home value of \$450,000.00 to provide services at the current level.

Mr. VanDeGrift asked how Mason is attracting the nicer developments with higher valuations. Mr. Sams said that the schools play a large part, however Mason does have a wide range of subdivision types and home values.

Mrs. Boggs stated it may be better to have homes on larger lots which would increase the home value and reduce the density of the homes. Mr. Sams expressed concern with legality of lowering the density too much. We must document the reasons such as safety, health, fire risk, storm sewer and road capacity. Area plans already in place give us proof of residents and our plans.

Mrs. Boggs is concerned that the west side density will require the rest of the Township to support services. Mr. Sams said that safety, traffic and houses too close together are issues to be set forth for wanting zoning to support our positions.

Mr. VanDeGrift voiced his concern that we are losing the rural feel and road infrastructure is inadequate for the higher density subdivisions.

Mrs. Boggs informed the group that the west side is expected to add 4,000 homes virtually doubling our current number of 4,000. The infrastructure for roads needed for 741 and Greentree due to current subdivision growth and the sports park will only get worse and is currently at insufficient capacity. Traffic impact studies are too narrow in scope to show the big picture.

Mr. VanDeGrift questioned why Zoning is not holding the line. Why are other Township that have their own zoning able to enforce the density?

Mr. Sams stated that Mason, Deerfield, Liberty and West Chester have the same issues we do but they straight zone. Mr. Sams prefers PUDs so we can negotiate. If we straight zone one lot per acre so be it but is can be risky to all of our other area plans already in place.

Mrs. Boggs stated that the Commissioners may be split on their views of allowing or not allowing higher density.

Mr. Sams stated we should come up with what we want as our density and then amend area plans to make sure they match.

Mr. VanDeGrift noted that Clearcreek Township and Mason seem to be attracting large homes with larger lot sizes and ultimately higher property values and wondered how we could do the same.

Mr. Sams stated we need to get high value homes on the east side of the Township with high end builders.

Mrs. Boggs stated that we need to be smarter on our PUD requests. Planning seems to be more accommodating to the Developers, with Zoning seeming to align more with the Township. Mr. Sams stated he would speak with Zoning on this matter.

Mr. Sams stated that this work session meeting is an important step as proof of how we want to proceed for the good of our Township and residents.

Mr. Edrington stated that Shaker Run will have a new entrance and exit to Union Rd and State Route 63 when the business park is built which should help with some of the traffic problems.

Mrs. Boggs stated that requiring the homes to be farther apart will have the added benefit of higher home value.

Mrs. Boggs stated her concern with the effects of the East side of the Township funding the West side for services.

Mr. Jones stated we could simply state zoning as one house per acre or no more than two houses per acre.

Mr. Sams stated we need to set the minimum lot size. We need a traffic count for Greentree and Hendrickson roads over the last ten years. Also, a letter from our Fire Department outlining our concerns.

Chief Jameson stated that he feels the County is reactive to and not planning for the roads in advance of the build out.

Assistant Chief Elleman agree with Chief Jameson adding that the traffic on Greentree is especially bad on the weekends and will only get worse.

Mrs. Boggs commented that we need to do something differently.

Mr. Siebert stated that looking at our road miles, the taxes generated, the storm water issues, curb and gutter issues and EPA requirements equate to a lot of additional expenses. We may possibly need to do storm water assessments in the future.

Mrs. Childers stated that she thinks we need a zoning expert to provide us with information we may not be aware of that could help us. Mr. Sams said we should confer with Bruce McGary from the Warren County Prosecutor's Office at a future meeting. Mr. Jones voiced agreement on that idea.

Mr. Sams stated we need to get a traffic count, set up to meet with Mr. McGary and reconvene with a future work session.

There being no further business, Mr. VanDeGrift made a motion, seconded by Mr. Jones to adjourn the meeting. All present voiced a "YEA" vote and the motion passed.

The next regular meeting is scheduled for November 8, 2021 at 7:00 p.m.

Signed: \_\_\_\_\_ Chairman of the Board

Attest: \_\_\_\_\_ Fiscal Officer

End of Minutes.