

Copper Ridge- Open House at 5:00pm; presentation at 5:30pm July 24, 2025

Staff provided a description of the “AA” Single Family Zoning District and defined “CUP” or Community Unit Plan

Applicants in attendance: Craig Rassi of Maronda Homes and John Bayer of Bayer Becker

Staff in attendance: Paul Drury, Sarah Donovan, and Logan Vaughn

Audience comments:

- Why isn't the development already zoned B, C, other zoning? Went through a zone change to CUP about 25 years ago for a proposed subdivision, zoning has stayed the same.
- What would the attached zoning be? Typically an apartment complex, senior housing or anything attached is “D” or “DD” Multiple Residence Zoning, however, CUP allows for attached housing on sites larger than 25 acres. Maintains gross density equivalent to AA (e.g., 100 acres = 100 units) and enables greater open space preservation
  - Examples of CUPs with attached housing include: the apartments on Forest Rd., apartments off Goldengate
- There has already been selective tree logging on this site which has caused washing out of the creek and makes the existing waterways on adjacent sites larger and not controllable. There is also the presence of natural springs
- Developer is planning 3 detention basins, Hamilton County requires that post-development flow be less than pre-development
  - Detention pond will include mosquito treatment
  - Maintenance of ponds to be under HOA responsibility
- Where will the access points be? The main entrance/exit will be State Rt. 32/Batavia Rd.
  - This is an ODOT controlled road, which means that they will require a traffic study or improvements to the road for access
- Will the traffic study be ongoing by the time of the Zoning hearing? Yes.
  - The traffic study will be conducted during the school year (ODOT does not allow for this to be done during summer)
- The applicant is looking into an emergency access point down the adjacent private driveway
  - The access point will be gated with a knock-box (Fire and Police use only)
- How will people exit left out of the driveway?
  - Comment about over 200 wrecks in the last twenty years

- Large 18 wheelers and semis traverse this road
  - High speed concerns
- Housing price point?
  - Looking at the single family being \$400-750k, Townhomes being around 300k
  - Owner occupied condos
- How to separate the trails space from private owners
- Have they looked at producing million-dollar homes with larger lots rather than lower price point?
- This has been known as a hard place to develop, from the topography to the infrastructure, is it the number of units and the price that is making this work?
- There is a 12' pipe under 32, will the excess water go into that? Potentially, but still need to study it
- There is currently erosion occurring on the private driveway, which is proposed to be the emergency access
- Will this contaminate well water on adjacent properties?
  - This will be going onto the sanitary sewer system through MSD
- How will sewer get up the hill?
  - Still need to study and work through it
- Could neighboring properties connect to the water lines
- What is the green on the map? Areas proposed to remain open space
- Will the streets actually end? (shown on the plan as arrows) Yes, they will potentially be cul-de-sacs or stub streets
- Which Fire Department will service this? Anderson Township, via the Newtown station
- Has the Fire Department reviewed this plan? Yes, it has been routed, but it is still too preliminary for them to comment, but they will look at the secondary access point, water capabilities, and the main road
- For the single-family product at the bottom of the hill, what is the lighting? Right now, that hill is dark and keeps to the rural nature of the area. They will take lighting into account and make it lower in order to prevent extra light pollution.
- What are the restrictions on height and setbacks? Default is 35' in single family, or 2.5 stories. "D" Multiple Residence District does allow for up to 45'
  - CUP allows for clustering to buffer neighboring properties
- Will the school board review this plan and have a say? FHSD is involved in the Comprehensive Plan process, which reviews available properties in the Township and is really the time for them to prepare the schools to serve their community. Enrollment has been steady through the 90s.

- Will the school bus be able to pick up here?
  - Which school will this funnel to—Mercer
- What will be included in the agreement for the private drive? Maintenance could potentially be included
- What does an emergency access look like? Typically the Fire Department has requirements, but usually it is a gate with a knock box that only allows them access.
- Define Right of Way acreage
- What about the strip of land that goes to Mt. Carmel, could that be an exit? No, it is not wide enough without acquiring more land
- If ODOT requires the developer to widen the lane, are you prepared to? Yes.
- What prevents people from using the emergency access for their own private use? The Fire Department is the only one with access to the knock box.
- Have you looked at what trees you are keeping yet? The hope is to be able to preserve mature trees and keep a solid buffer
- How will you block the lights from the multi-family? The tree buffer or additional landscaping will be critical.
  - What was the purpose of the selective logging? They did soil borings that did take a couple of trees, but not aware of the additional logging that happened a year or two ago.
- Will you put in additional trees or will the Township? Township does have a street tree program that coincides with road/curb maintenance. The developer can also put in additional trees.
- Will there be an HOA? Yes, there will be an HOA with a maintenance plan
- Will this be a public or private drive? Public
- Is the Public Works Department reviewing this and prepared to add it to the snow route? Public Works will do what they need to do to continue providing excellent service to the entire Township.
- Has the location of the sun been studied in terms of how much snow will fall? No.
- Will there be phasing to this development? Probably once it is studied what needs to be done for grading.
- What is the time frame? Probably 3-4 years of construction.
- Is the plan to expand this development? At this time, no.
- Will the traffic study be ongoing by the time of the Zoning hearing? Yes.
  - Doing the traffic study during the school year will provide way different results. ODOT doesn't allow them to be done in the summer for that reason.
- Quality of materials, the existing products by Maronda look cheap, will it be durable, will this decrease property values?

- Is Maronda Homes the current property owner? No.
- Has Maronda Homes been on the property? Yes.
- What environmental studies will need to be done? They will be applying to all applicable agencies including Hamilton County stormwater, soil and water that may require a specific environmental study.
- Will the retention ponds drain and cross under 32 and into the creek? Will this change the velocity of the water and create flooding on the creek side of 32? It may potentially drain into the creek, need to study.