

Council met in **PUBLIC HEARING** on Monday, January 25, 2010, at 7:30 P.M. in Council Chambers with President Maurer presiding. Members present: Anderson, Avant, Judge, Lysenko, Megyes, Soyars, Suboticki, and Wagner. The purpose of the Public Hearing was to discuss **text amendments for the New Haven Development**.

Ms. Sheridan, Planning Director, said this Public Hearing is regarding text amendments for New Haven to all phases except Phase I. She said on January 12 and January 30, the Design Review Board and/or Planning Commission met regarding text amendments to the Annexation Master Plan – New Haven Neighborhood. She said Forest City requested the square footage of each new home being built in New Haven be amended to 1400 square feet. She said that request went to the Design Review Board and Planning Commission, and during Planning Commission, Forest City withdrew the request because both Boards opposed the amendment.

Ms. Sheridan said in the meantime, the Planning and Building Departments looked at New Haven and decided something needed to be done with the Ryan Homes being built. She said they felt they were not the quality expected for that area. She said Design Review Board and Planning Commission are recommending the following text amendments to be required in all Phases except for Phase I:

- All front doors are required to be framed with approved decorative casing.
- Porches or stoops are required on all models.
- All dwellings must have a stoop/porch a minimum of 5 feet by 5 feet with a roof of at least the same dimension with a minimum of one (1) decorative post support.
- The stoop/porch floor and supporting structure shall be constructed of a masonry material. Wood is not permitted.
- Any exterior door must have a completed stairway landing egress in compliance with the Building Code and shall require application and approval by the reviewing architect or by the Home Owners Association, when established, within 12 months of issuance of the Certificate of Occupancy.
- All exposed soil must be properly graded, seeded, and/or landscaped upon required application and approval by the reviewing architect or by the Home Owners Association, when established, within 12 months of issuance of the Certificate of Occupancy.

Ms. Sheridan said both Boards approved these text amendments and have recommended them for Council approval.

Mr. Judge asked Ms. Sheridan if the builders for New Haven were aware of these amendments and, if so, did they have any comments on them? Ms. Sheridan said all the homeowners and the builders who own land received a certified letter. She said there were no comments from them.

President Maurer asked if there were any other questions regarding this public hearing.

There were none.

President Maurer said hearing no questions or comments, this public hearing was closed.

Adjourned 7:34 P.M.

Frederick S. Maurer
President of Council

Susan Matuch
Clerk of Council