

## Poplar Woods Adjoining Property Owners Meeting

Thursday, February 27, 2020

Staff Present:

Don Lopp- Director of Operations Floyd County,  
Justin Tackett- Director Of Building and Development,  
Matthew Mines- Recording Secretary

Presenting: Jason Copperwaite-Paul Primavera & Associates

Matter at hand:

The adjoining property owners are voicing their opinions of the proposed 84 lot conservation subdivision named Poplar Woods located on Old Salem Road and Oaken Lane on 64.360 Acres with 30.172 of open space

- **Start of meeting: 6:02 P.M.**

- **Don Lopp** started the meeting explain the purpose and reason of the meeting. Explained there is going to be a Technical Review Committee on Thursday, March 19, 2020 at 10 A.M. which will have representatives from planning, Engineering, Stormwater, Utilities, Sheriff, Fire, School Corporation, and Emergency Management. Mr. Lopp explained that the subdivision is a ministerial act meaning if it meets all requirements it cannot be denied.
- Jason Copperwaite explains that the proposal is for 84 lots on 64 acres there will be a connection from old Salem road with a loop leading to oaken lane. He explains the conservation subdivision option that if you have 35% open space you are able to lower lot size. He also explained the density bonus without the bonus the subdivision would have only 70 lots
- **Kimberly and Jeffery Gass** (1052 Oakridge Drive) - Concern with the cut through going through the oaks. Mr. Copperwaite explained it is common practice to tie in the new roads to existing subdivision which leads to interconnectivity between developments. Mr. Lopp explained that the subdivision control ordinance explains that any development with over 50 lots has two entrances. Mrs. Gass' concerns: Increase of traffic (84 times what is currently is) going past her home and after dark lights shine into the windows of her home. She is concerned with speeding cars going through The Oaks because of the lack of sidewalks. Many people in the Oaks are walking, jogging and/or playing near the road. She proposes that the entrance for Poplar Woods on Oaken Lane should be for emergency services only and it be gated. She also would like if no type of construction personnel/vehicles going through The Oaks subdivision but would only want them to use the Old Salem Road entrance only. Also worried about the wear and tear on the road that will come from the construction traffic. She asked the developers what type of homes will be built, the Square Footage of the homes and the median price. Mr. Copperwaite explained the homes will be at least \$300,000 and the size of the homes will be around 1400 to 2500 SQ. Mrs. Gass was questioning what the public recreation space actually is and what is it that will be in there. Mr. Copperwaite explained that it will be the Homeowners Association decision what they plan on doing with the space but whatever they decided to it will need to be approved by Plan Commission. Mrs. Gass asked what will happen with the water pressure and where will the Poplar Woods Subdivision homes get there water. Mr. Copperwaite explained that the developers have spoken with Edwardsville Water Company and they said there is a 6

Inch line in the oaks, there is an 8 inch line in Westfield Forest and a three inch line and they want Poplar Woods to tap into these 3 existing water lines. The Subdivision will have sewers and it will be tied into the Legacy Springs Subdivision line. What assurances will they have to not hit utilities lines? Can the school support increases since the school are higher than the state recommended student teacher ratio. Economic concerns because of the possible economic downturn that is looming.

- **Michael Conner** (2512 Forest Creek Court) - What is the timeline for the project start to finish? The developers answered that it depends on the economy but around 3-5 years is what is projected. What is the construction timeline for Legacy Springs? Mr. Copperwaite stated that it was maybe 3-5 years but we had an economic meltdown during the recession. What are the hours and days for construction materials? Weather permitting typical daylight hours, but currently they have no hours or days set. What is your (directed towards David Schuler) financial stability? This was not answered by the developer. Will there be a hotline during the construction process for the adjoining property owners if any issues were to occur? Mr. Copperwaite explained that many utilities have their own hotline, but there will be a sign that is posted on the property that will have the contact information of the developers for erosion control purposes. Since those older subdivision are on septic which means the lots needed to have room for septic and set sides. The newer lots that are being created will not need the space for septic since they will be able to tap into Georgetown sewers. Why are parking spaces required if the subdivision is going to have sidewalks? Mr. Copperwaite answers that there is a reduction in street width from 28 feet to 26 feet, however that discourages on-street parking so the ordinance requires 1/3 the amount of parking spaces in relation to lots which would be about 28 spaces. Will the walking path have lights and trash cans and who is maintaining this pathway? There are no plans for lights or trashcans but it will be the responsibility of the homeowners association to install those amenities. With all the natural wildlife in the area what is the impact of removing those homes in that natural forest and creek land. Mr. Copperwaite answered that none of the lots will infringe on those areas; that is why he like the conservation subdivision because it can set aside the environmentally sensitive area in land that would never be developed. But he stated that he will look into that area to see if there is anything he can do. Concerns: the boundaries between this subdivision and the current subdivisions (Specifically Westfield Forest) talking about is there going be any look into the erosion problems; any type of planting or buffer to act as a barrier to the subdivision.
- **Kevin Lally** (1003 Oakridge Drive) - Will Georgetown sewers be handle the new development? Mr. Copperwaite explained that since this is a pre-application not all the utility letter were available but they have received the approval that Georgetown Sewers can handle the increase and they will include that letter in the next application.
- **Terra and Anthony Ehlers** (1708 Old Salem Rd) - They feel that there are too many homes in this subdivision. They feel like the lots need to be bigger. What will you do with an easement of open space? Mr. Copperwaite explained the those easements still needed to be obtained were not to build more lots but for utilities and sewer lines.
- **Ruth Watkins** (1867 Old Salem Road)- lives in directly front of the development and she is concerned with all the lights that will go into her home. What restrictions will be there for the exterior of homes? The developers answered that the homes would be Brick/Stone/hardy board/partial vinyl homes. Mrs. Watkins feels that 84 lots on 30 acres will be too many homes

on too small of a space. She does not agree with public space. Will there be any restriction on any outbuilding? The homes will have some space for outbuilding but they must match the principal style of the home.

- **Karen and Scott Pritchett** (1054 Oakridge Drive) - what are the lot prices? The developers said not yet set a price for individual lots. Why can't they tie the road in somewhere else instead of going through the oaks? There is no other access for the subdivision.
- **Ed Snelling** (1070 Oak ridge drive) - Asked if anyone sued against the ordinance two entrances? Mr. Lopp No, not to my knowledge-. Can Oaken lane be one way only and can the road be kept close until a certain percentage of homes has been sold or built?
- **David Ehlers**- When the Oaks was planned the purpose of oaken lane was for further expansion.
- **Albert Jenkins** (1048 Oakridge Drive) - Will there be a boundary fence. The developer explained that it would just be pins set to the corner to denote boundaries. Where will you start your construction? The developers explained that it will start at the Old Salem Road side of the development.
- **Henry Spiller** (1101 Oakridge Drive) Will there be a construction entrance? And what will stop the crews from just saying "here is a shorter way." Mr. Schuler explained that he directs his contractors if there are multiple entrances on which ones they should use, but they have their contact information all over the site if there is an issue.
- **Mike Ehlers**- Proposes that Old Salem Road is widened and addition of drainage ditches on both sides of the road before the project starts.
- **Scott Wilson** (1044 White Oak Court) wanted to know about subdivision's boundaries in relation to his property. Mr. Copperwaite got up and explained where his property is in relation the preliminary plat map to Mr. Wilson on. to the plat
- **Terra Ehlers** (1708 Old Salem Rd) - What will be the division that separates the subdivision from her home. Since there will be a parking spaces in that general vicinity what will stop any strangers from coming onto her property.
- **Kevin Lally** (1003 Oakridge Drive) asked what actually makes up the open space. Mr. Copperwaite explained that nothing in the road right-of-way and no land from the lots count in to the greenspace requirement.
- **Michael Conner** (2512 Forest Creek Court) asked if he heard correctly that there are no street lights in the subdivision. Mr. Copperwaite explained that street lights are not required, but they did not plan on putting into the subdivision. He also asked if they needed a zoning change. Mr. Lopp explained that no zoning change is necessary.

Meeting end: 7:29 P.M.