BROWN TOWNSHIP
ESTABLISHED 1830
Winter 2016

GENE HICKS—A PROFILE

Lifelong Brown Township resident Gene Hicks is finally ready to retire—once and for all. He's done a lot of things in his work life, including cutting grass for Brown Township for 28 years. But now it's someone else's turn, he says. Gene resigned recently from the Brown Township job saying it's time for someone younger.

At 78, Gene has retired before. He retired from UPS in 1999 after 31½ years, all on the 4 p.m. to 4 a.m. shift. He has worked at a grain elevator, farmed, worked at a gravel pit, and worked at Darby Dan Farm. He also served as a bus aide for Hilliard City Schools for 11 years.

Gene was born on Alton-Darby Creek Road and raised on Carter Road, the road on which he still lives in a house he built in 1974. He and his wife, Mildred, met at Brown Elementary School when both were 12 years old. They married at 19 in 1956 and, in 1957, welcomed daughter Debbie. Debbie graduated from Hilliard High School on June 5, 1975. Daughter Melissa was born on June 27, 1975.

Debbie and her husband, Bill Claytor, live in Hilliard and have two children, daughter Kristina, who is to be married in June, and son Scott, of Hilliard.

Melissa and her husband, U.S. Army Lt. Col. Tim Diley, live in Oklahoma with their 11-year-old daughter, Jessica, who is involved in a variety of sports and plays French horn.

Gene Hicks

Gene and Mildred visit Oklahoma annually and the Dileys return home for Christmas each year.

Both Gene and Mildred were raised in families of seven children each. Mildred grew up on Darby Dan Farm where her father worked as a mechanic.

Gene says he enjoys watching football and basketball. Gene and Mildred both love singing at Plain City Church of Christ Christian Union.

Thinking about his years living in Brown Township, Gene reflects that he used to know almost every resident and everyone knew him. He commented on all the changes that have occurred including new homes, construction of the firehouse, and a very different Brown Elementary School from when he and Mildred attended school there, the first of their family's three generations to do so.

While Gene claims not having any real hobbies, he did reveal one project that consumed him for an entire year. When Melissa was about 10 years old, Gene built a dollhouse for her from a kit purchased by his brother. He worked on the dollhouse for an hour

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Elliott Road Development

Pulte Homes has submitted to the City of Hilliard revised application materials for the rezoning of 190.4 acres of property east and west of Elliott Road for the development of 278 residential lots with 98.1 acres of open space. The new proposal is to be considered by the City of Hilliard Planning & Zoning Commission at a meeting on February 11 at 7 p.m. at the Hilliard Municipal Building, 3800 Municipal Way. The meeting is open to the public and members of the public are able to address the Commission, subject to the Commission's rules for speakers. The Planning & Zoning Commission's role is to review and provide a recommendation to Hilliard City Council on

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Gene Hicks

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or so a day when he got home from the night shift at UPS. The dollhouse measures about three feet by three feet, is three stories tall, and has such extraordinary features as electricity, a baby grand piano that plays, lamps that light up, a shingled roof, and a chandelier in the kitchen.

The Brown Township Trustees extend their sincere gratitude to Gene Hicks for 28 years of loyal service and their best wishes to Gene and Mildred on the occasion of their granddaughter's wedding and their own 60th wedding anniversary later this year.

This is one of an occasional series of articles on noteworthy Brown Township residents. If you have a suggestion for a future profile, please let us know.

Have you heard gunshots?

Some residents have expressed concern about shooting in Brown Township.

It is not illegal to discharge a firearm on private property in Brown Township under certain conditions including:

- Shooting must be confined to one's own property or property where the shooter has permission from the property owner.
- Ammunition rounds must not leave that property and not pass over a roadway.
- Shooting may not take place on a public road.
- Rounds must not pass within 100 yards of a house, park, school, church, inhabited dwelling, or property of another.
- Shooter must not be intoxicated.
- Shooters may be criminally prosecuted for injury or property damage caused by their rounds.

If you see or hear shooting that you consider unsafe, please immediately call the Franklin County Sheriff's non-emergency number: 614-525-3333. A deputy will investigate the situation and provide the shooter with information about appropriate shooting practices if they find unsafe circumstances.

Elliot Road Development

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the proposal. The final decision is made by Hilliard City Council.

The site is divided into five subareas, shown in the illustration on page 3. Subarea A-1 is located immediately adjacent to and southwest of the Heritage Rail Trail with the Estates of Hoffman Farms to the south. Subareas A-2, B, and C are generally surrounded by agricultural lands to the north and south. Subarea D is located west of Elliott Road with existing homes and agricultural uses to the north and south. Subarea D has not been annexed to the City of Hilliard and will remain in Brown Township. The zoning authority for the territory in Subarea D rests with Franklin County under the Franklin County Zoning Resolution.

Subarea A-1 (about 30 acres currently owned by the City of Hilliard) and Subarea A-2 (about 60 acres) are proposed to be developed with single-family residential uses with the City water tower remaining in Subarea A-1. Subarea B (about 33 acres) is to be developed with single-family residential uses. Subarea C (about 20 acres) is to be developed as empty-nester patio homes. Subarea D (about 47 acres) is intended to be open space dedicated and deeded to the City of Hilliard or some other public/quasi-public entity to be owned, maintained, and preserved as an active recreation park, as directed by the City of Hilliard.

Because Subarea D is not located within the City of Hilliard jurisdiction, it cannot be rezoned under this proposal, but it is included in the application because the intention is for this land to count toward density and open space calculations under Hilliard zoning procedures.

This plan is intended to be developed jointly by Rockford Homes, Inc. and Pulte Homes of Ohio LLC, the latter of which will be the builders of the new homes offered in Subareas A-1, A-2, and B. It is anticipated that Pulte will be the sole builder of the empty nester homes in Subarea C. Pulte will serve as the lead developer for the community infrastructure improvements.

The development, dubbed Tarlton Meadows, is expected to build out over a period of six to eight years.

There are proposed to be access points from Elliott Road at Subareas B and C with stub access to properties to the north and south from Subarea A-2. An at-grade vehicle overpass at the Heritage Rail Trail is proposed to the property northeast from Subarea A-1 with pedestrian and bikeway tunnel access for the Trail below. A street connection is proposed to Barbeau Drive to the Estates at Hoffman Farms in the southern portion of Subarea A-1. Subarea A-1 is proposed to contain 31 lots of 80 feet by 135 feet each. Subarea A-2 is proposed to contain 97 lots of 75 feet by 135 feet each. Subarea B is proposed to contain 72 lots of 60 feet by 125 feet each. Subarea C is proposed to contain 78 lots of 50 feet by 120 feet each.

The Tarlton Meadows application documents are available for review on the Brown Township website at www.browntwp.org. Click on "Tarlton Meadows" on the home page.

For questions about the Tarlton Meadows development proposal or the City of Hilliard's development review and approval process, please contact Hilliard Planner John Talentino at 614-334-2444 or jtalentino@hilliardohio.gov or Hilliard Public Service Director Clyde Seidle at 614-334-2443 or 614-205-4422 or cseidle@hilliardohio.gov. Also, call the day of the public meeting to be sure the schedule has not changed.

Township's representative reacts to new Tarlton Meadows proposal

Brown Township's representative on the Big Darby Accord Advisory Panel, John Lux, has provided the following reaction to the recently filed Tarlton Meadows development proposal as it compares to the version reviewed and unanimously recommended for disapproval by the Panel in May 2015:

1. I do not recall a road extension to the north and south. It appears this development will have a new project in each direction. They will line the road just like what has been done on the east side of Alton Darby.

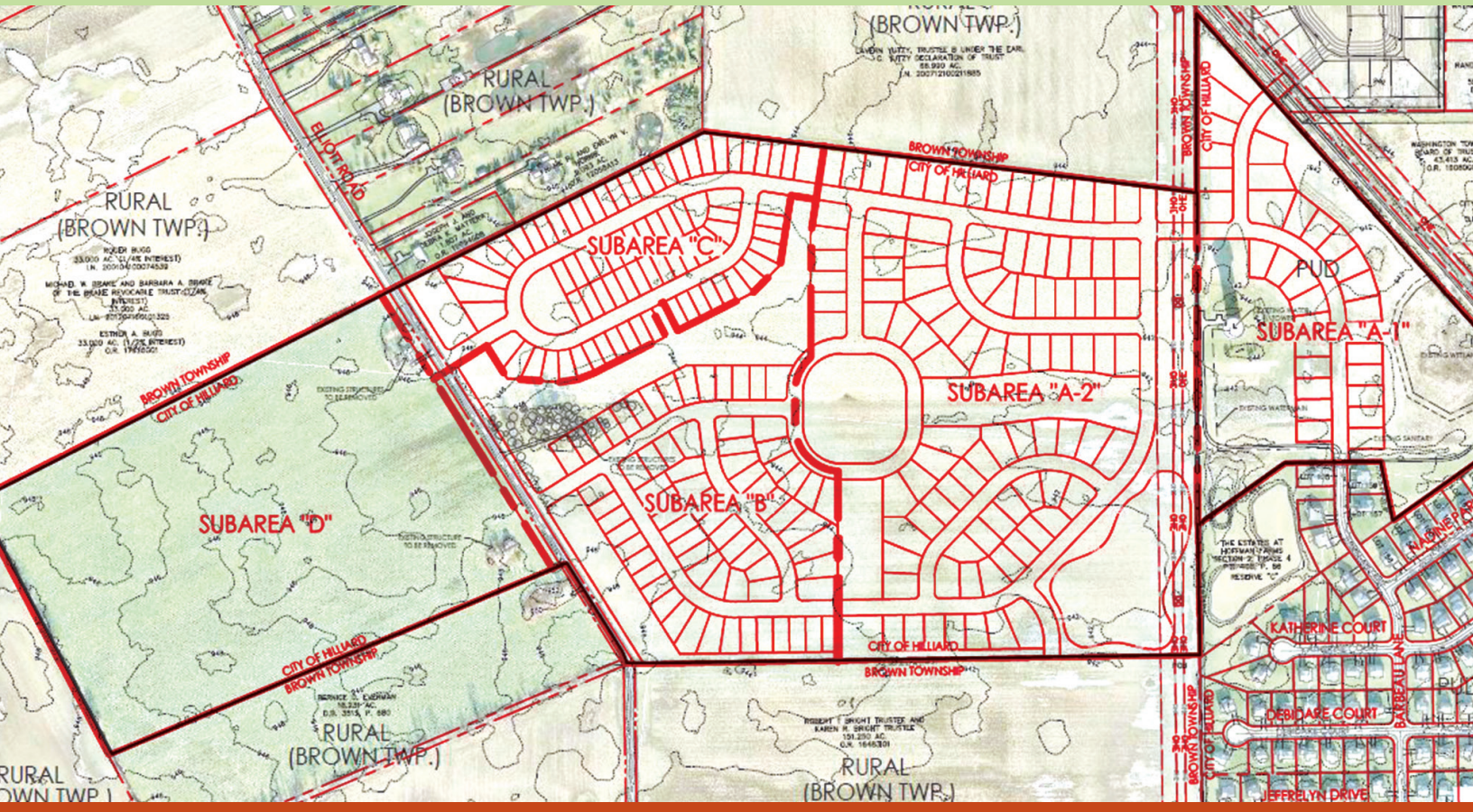
2. They claim credit for the green space across the street in Brown Township. They state it will be donated/deeded to Hilliard for recreation (soccer fields.)

3. They have added empty nester housing (1500 sq. ft.).

The density with credits is 1.5 units per acre. The Accord recommends 1.0 per acre with no more than 10% credits. The size of the houses presented on page 12 of the application indicates this is no Heritage Lakes development. I have not checked their math on density. My calculations for the previous design were closer to 2.0 without credits. It appears the density has not been reduced between the two designs.

In my opinion this development does not meet the guidelines presented in the Accord for a required Conservation Development. Regardless of how they dress it up, there are still streets with rows of houses, where the green space is not integrated into the neighborhood. According to the Accord, this is the type of development that is to be avoided.

Proposed Layout of the Tarlton Meadows Development



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Mrs. Pamela Sayre • 878-0199
Mr. Joseph Martin • 870-9601

Norwich Fire Department
Jeff Warren, Chief • 876-7694

The Brown Township Board of Trustees Meeting is held the third Monday of every month at 7:00 p.m. at 2491 Walker Road, Hilliard, Ohio.

L-R: Fiscal Officer Greg Ruwe and Trustees Gary Dever, Pam Sayre and Joe Martin

Tarlton Meadows Review Process: A Look Back

Development proposals in the City of Hilliard and the other jurisdictions (Brown Township, Prairie Township, City of Columbus, etc.) that have adopted the Big Darby Accord Watershed Master Plan are required to go before the Big Darby Accord Advisory Panel for review and recommendation. It is the Panel's responsibility to review development proposals for consistency with the Accord's provisions. The recommendation of the Panel is forwarded to the appropriate jurisdiction for consideration during that jurisdiction's development review process.

An earlier version of the Tarlton Meadows development proposal was reviewed by the Big Darby Accord Advisory Panel on May 12, 2015. The Panel unanimously recommended disapproval of the proposed development finding that:

- The development is not a conservation development design.
- Insufficient information was presented to determine if a sufficient wetland buffer is provided in accordance with guidance found on page 5-5 of the Watershed Master Plan.
- Density is too high.
- Open space does not meet the 75% contiguity standard for a conservation development.

Both Brown Township and Prairie Township provided the Panel with commentary objecting to various aspects of the proposal.

That plan proposed 238 single-family homes with about 95 acres of open space with a density calculated at 1.49 units per acre.

An annexation petition for a portion of this property was approved by the Franklin County Commissioners at a hearing on August 11, 2015. Commissioner Paula Brooks urged Hilliard and the developer to bring any revised development proposal back to the Panel for another review. Subsequently, the City of Columbus, Brown Township, and Prairie Township sent letters to the City of Hilliard requesting such a re-hearing. Hilliard has not responded to those requests. The Big Darby Accord Advisory Panel also recently sent letters to the Hilliard Planning & Zoning Commission and Hilliard City Council requesting that the revised proposal be considered by the Panel before the City of Hilliard's review process takes place.

The proposal is now scheduled for hearing on February 11 by the City of Hilliard Planning & Zoning Commission.