

From: Wayne Wiethe
Sent: Thursday, February 17, 2022 8:19 AM
To: Lisa Carey Dean
Cc: Lisa Sexton; Nichole Messner
Subject: FW: Request for 1st reading passage/ Replat of New Seasons Phase 2
Attachments: DOC021722-02172022081935.pdf

Attached is a letter from the applicant to replat some lots so they may begin construction of homes on the re-platted lots. This passed PZC on 3-16 22 with a vote of 5-0, by passing this on 1st reading the recording process and permitting process can be expedited. Please advise if you have any questions.

Wayne L. Wiethe, AICP
Director of Planning
City of Green, Ohio
1755 Town Park Blvd.
Green, Ohio 44232
330-896-6614

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-----Original Message-----

From: Scanner Fax Xerox <Scanner@cityofgreen.org>
Sent: Thursday, February 17, 2022 8:20 AM
To: Wayne Wiethe <WWiethe@cityofgreen.org>
Subject: Send data from MFP13416246 02/17/2022 08:19

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Received

FEB 11 2022

City of Green
Planning Department

City of Green
Planning & Zoning Commission
c/o Wayne Wiethe and Tom DiTirro
1755 Town Park Boulevard
Green, OH 44685

RE: Re-Plat of Phase 2, The Courtyards at New Seasons

February 11, 2022

Dear Mr. Wiethe and Mr. DiTirro,

Thank you for reviewing the request to re-plat lots 39-44 in Phase 2 of the Courtyards at New Seasons project located on Massillon Rd. in Green. As you are aware, we are currently working with lot owners on subplot 39 that have been engaged in and anxious to build their home since the inception of this development. When the lot was conceived during Preliminary Plan stages, it was larger, but the size of the lot was impacted when the Summit County Department of Sanitary Sewer Services requested sanitary easement be placed on the northern side of subplot 44. This reduced the lot sizes between lots 39-44 and made the home planned for subplot 39 no longer fit.

This replat creates a minimal change in lot sizes owned by New Leaf JV, LLC (developer) as follows:

- Lot 40 (0.312 acres to Lot 40-R at 0.2431 acres)
- Lot 41 (0.1838 acres to Lot 41-R at 0.1586 acres)
- Lot 42 (0.1577 acres to Lot 42-R at 0.1576 acres)
- Lot 43 (0.1925 acres to Lot 43-R at 0.1768 acres)

Due to the desire for the homeowner on Lot 39 to begin building as soon as possible and due to the minor changes in the lot sizes proposed on the replat, we respectfully request that the matter be approved upon first reading.

Thank you for your consideration,



Katie Wojno Lancianese
President

New Seasons JV, LLC
2841 Riviera Dr., Suite 305
Fairlawn, OH 44333

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