

AGENDA # K.3
Scio Township Board of Trustees
SP#25015 Heritage Woods Minor PUD Amendment

FOR MEETING DATE OF: November 25, 2025

PREPARED ON: November 11, 2025

PREPARED BY: Laura Kreps

SUBMITTED BY: Planning

ITEM TYPE: Possible Action

BACKGROUND:

As we reviewed the applicant's request for Administrative Site Plan Review to accommodate minor modifications to the approved Encore at Heritage Woods Village Final PUD Site Plan, which included providing a sound/barrier wall adjacent to I-94; pathway material modifications from concrete to asphalt; modifications to the duplex floor plan and elevations; and minor grading adjustments to the roadway and utility profiles it was determined the addition of the sound/barrier wall was not an improvement that could be reviewed and approved administratively.

The addition of the 784 linear feet of sound barrier/wall was determined to be a minor amendment to the approved PUD plan by the Planning Commission on October 27, 2025 in accordance with Section 36-254 of the Zoning Ordinance. After the minor amendment determination, the Planning Commission recommended approval of the minor amendment to the final PUD site plan for the Encore at Heritage Woods project as proposed.

FISCAL IMPACT: None

RECOMMENDATION: Planning Commission recommends approval of SP#25015 Heritage Woods Minor PUD Amendment (sound/barrier wall).
reviewed by attorney 11.18.25

MODEL MOTION: Move to approve SP#25015 Heritage Woods Minor PUD Amendment (sound/barrier wall).

ATTACHMENTS:

[SP25015 Heritage Woods Minor Amendment Application](#)

[SP 25015 Heritage Woods Minor Amendment SP](#)

[SP 25015 CWA Heritage Woods Minor Amendment Memo](#)

[SP 25015 CWA Heritage Woods Minor Amendment SP](#)

[2025-10-27 PC Minutes Draft.pdf](#)

QUESTION: Shall this Motion be APPROVED?