

RECORD OF PROCEEDINGS
Etna Township Zoning Commission

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

June 1,

2005

Held

~~Lawrence Miller~~

(YEAR)

I-Sight Development, Tom Wells
Mark Hill, Watkins Grove

The Etna Township Zoning Commission met in the Etna Township Hall on June 1, 2005 for the purpose of conducting a regular meeting. The meeting will be audio taped for the township records.

The meeting was called to order at 7:00 p.m. by Chairman Bravard with the following members present: Mr. Kerner, Mrs. Taylor, Mr. Colburn, Mr. Van Dyne, Chairman Bravard, and Clerk Laura Brown.

Announcements

Gary Burkholder announced that the Licking County Prosecutor requested to be relieved of his statutory duties to represent not only the Board of Trustees but also the Zoning Commission and the Board of Zoning Appeals. Gary Burkholder has no intention of voting to relieve the County Prosecutor of his duty to represent the Board of Trustees. Gary Burkholder had called the prosecutor's office with questions regarding the Joint Economic Development Zone agreements, Gary Burkholder was concerned that the Board of Elections did not seem to know what was going on a week before the Board of Trustees passed the resolution to hold the special election. Gary Burkholder was told that the township should get their own legal council. Gary Burkholder feels that overall the relationship with the prosecutor's office has been good. This letter will come to the Board of Trustees at the next meeting.

Gary Burkholder also has concerns regarding the maintenance of the green space at Cumberland Trail.

Mr. VanDyne moved that we adopt the agenda with flexibility. Colburn seconded. Roll call: Motion passed 5-0.

Mr. Kerner made a motion to waive the public reading and approval of the minutes from the meeting on May 25, 2005. Colburn seconded. Roll call: Motion passed 5-0.

The public reading and approval of the minutes from the special meeting on May 25, 2005 were tabled.

Lawrence (Larry) Miller - Superior Towing, 121 Humphries Drive.

Mr. Miller would like to move his towing company to the Northeast Corner of York Road and Route 40 (Costlow property). The small house on the property would be an office. Mr. Miller has seven tow trucks. The towing company does work for State Highway Patrol and for Reynoldsburg. Everything would be stored inside the building; no junk cars will be outside. They store the cars while waiting for insurance companies to make a judgment and then the cars are released to a salvage company. They have 15 to 20 cars at a time. The property is zoned General Business (GB). The tow trucks leave in the morning and come back in the evening. The tow trucks are not in and out during the day. Chairman Bravard asked Dallas Maynard if it would qualify for the zoning. Dallas Maynard and Steve Ferris wanted the Zoning Commission to verify whether this would be considered Fleet Storage. Mr. Kerner, Mrs. Taylor, and Mr. Colburn feel it would fall under General Business. Mr. VanDyne questioned whether they would have any fluids leaking from the car into the stream. Mr. VanDyne is concerned with the wall going around the property and the access to private property. Larry Miller stated that the property is open from 8:00 a.m. to 6:00 p.m. the zoning inspectors can come anytime and inspect the property. The 6,000 square feet could probable hold 45 to 50 cars plus the tow trucks. The longest time they held a car is 45 days. Mr. VanDyne would like it in writing on his zoning permit that there will be no vehicles stored outside the building. Robert Ward, 121 Humphries Drive stated that the fluids are leaked out of the vehicles at the accident scene and out of the vehicle by the time they get to storage.

Tom Wells with I-Sight Development - NE corner of Watkins Road and Route 40.

The property is 3.0+/- acres of usable land. I-Sight Development has dealt with Bob Evans, CVS Pharmacy, Discount Drug Marts, and developments like

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Held these. ~~The land would need to be rezoned from Single Family Residential District (RS) to General Business District (GB).~~ I-Sight has spoken with Lucas Haire at Licking County Planning, Brian Bosch with Ohio Department of Transportation regarding the engineering situations and Ingress/Egress. They currently do not have a user for this land. They are talking to restaurant users, Beef O' Brady's is a family oriented pub or something like a Longhorn Steak House. This area is currently dry for on premise drinking. The Zoning Commission discussed buffering and fencing, trash dumpsters and how much space is available behind the buildings for the delivery trucks. The Zoning Commission has concerns with the housing development behind this area. They are proposing three lanes off of Watkins, one lane in, one lane left turn out and one lane right turn out. The developer will pay for these lanes. Mr. VanDyne would rather see the business instead of more houses. The developer does not have any buffering at all.

Mark Hill - Watkins Grove, Watkins Road and Refugee Road.

They have purchased the balance of the land from Joshua homes for this development. Mr. Hill discussed the green spaces and ponds. He would like to have a path to the school. The houses proposed are \$300,000 to \$400,000 homes and twins. The twins are going for \$250,000 a half. For about \$50.00 a month they get their yards mowed and mulching twice a year. The developer is sticking to what has already been approved. They would also like to change the name of this portion to Watkins Trail. Mr. Hill feels that splash boxes are better than ponds. The ponds hold trash and mosquitoes. Mr. VanDyne feels the ponds with the fountains are better. Mr. VanDyne does not agree with the splash box theory, he feels the ponds have not been installed correctly in the past. The green space has to be green space. It has to be usable space. It is zoned Planned-Unit Development. They will be building the same number of homes as originally proposed except possibly one less for the turn lane.

Old Business

A. Urban Residential District - Mr. Kerner moved to table the Urban Residential District until we receive the information from Licking County Planning Commission. Colburn seconded. Roll call: Motion passed 5-0. The clerk will have the maps from the LCPC meeting available at the next meeting.

Public Comments

Debra Ledford stated that the parking lot for the Church in Mayflower is coming along.

Claudette VanDyne inquired if the green space in Watkins Grove is in the flood plain.

Tom Wells appreciated the time to come in and meet with the Zoning Commission. If they have any questions or concerns to please contact them.

Neil Ingle discussed an 86 acre property on South side of Route 40 that has General Business on front and Residential in back. The Zoning Commission may be asked to rezone this to M1. Brian Marsh with Prologis has discussed this with him.

New Business

A. Definition Section of the Zoning Resolution - Fleet Storage and service and the allowed uses in LB, GB, and PRO.

Mr. VanDyne moved to adjourn the meeting at 8:50 p.m. Taylor seconded. Roll call: Mr. Kerner, no; Mrs. Taylor, yes; Mr. Colburn, absolutely; Mr. Van Dyne, yea; and Chairman Bravard, no. Motion passed 3-2.

Approved _____

Laura Brown
Laura Brown, Clerk

Approved as corrected/amended 6/15/05

Dan Bravard
Dan Bravard, Chairman