

Etna Township Zoning Commission
RECORD OF PROCEEDINGS

Minutes of

February 1,

2006 Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

20

ProLogis Rezoning

The Etna Township Zoning Commission met in the Etna Township Hall on February 1, 2006 for the purpose of conducting a regular meeting and to hold a public hearing on a rezoning application. The hearing was audio and video taped for the township records.

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

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

Mr. VanDyne made a motion to waive the public reading and to approve the minutes for the meeting on January 18, 2006. Taylor seconded. Roll call: Motion passed 5-0.

Recess from 7:06 to 7:10

Public Hearing

Mr. VanDyne moved to open the public hearing. Colburn seconded. Roll call: Motion passed 5-0.

The application submitted by Pro-Logis requests that the property at 11819 National Road be rezoned from General Business District (GB) on the front 35 acres and Medium-Low Density Residential District (R2) on the rear 51.6 acres to Light Manufacturing District (M-1) on the entire 86.6 acres. Mike Kerner read the staff report and recommendation from Licking County Planning Commission, both recommended approval.

Brian Marsh with ProLogis at 3765 Interchange Road, Columbus represented the applicant. Mr. Marsh stated that this is going to be an extension of what has been done to the North. ProLogis agreed to install a storm diverter channel. Currently all the storm drainage is piped under the subdivision to I70. There currently are flood issues there. When the park is developed the storm system that ProLogis puts in will tie in to the pipe under 40 that is currently going into the residential area and pull it onto their property. This should reduce the storm issues in the area.

Ken Stewart with Jobes Henderson is the designer for ProLogis for the project explained that the water that currently comes under 40 through the culvert winds its way through the Mayflower subdivision at high level flows. They are proposing to place a diversion ditch or swale along the West property line of ProLogis all of the way down to the ditch along I70 where that water usually flows. The low level flows will continue as usual but the high level flows will run onto their property. Brian Marsh stated they will have a swale with some kind of landscape mounding to screen the property to the height that the zoning code requires. Ken Stewart stated that the property currently has a natural buffering of trees. Mike Kerner stated that adequate buffer is needed when you place a M1 next to residential. Brian Marsh stated it would probably have two to three warehouses similar in size to the building that is currently built at the Etna Corporate Park. Tina Taylor stated she has worked at ProLogis sites before and she feels they are top scale. Jim VanDyne asked if the large wooded area would be filled in. Brian Marsh stated he thinks the plan is to leave 50 feet of buffering along the western boundary. He is not sure what is currently there but they would engineer a ditch to handle this overflow water from the adjacent property plus some water from the Pro Logis side. Brian Marsh did not have a calculation of what would be roof top and parking lot. They

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do not have final design at this time. Along I70 would have a retention basin similar to what is along Route 40. Vince Colburn asked if this was the same property with the wetlands. Brian Marsh stated they have not had a wetlands study.

Vince Colburn was also concerned if the dock doors are going to be facing Mayflower and they have two plans, one plan the buildings are running North South and one plan where the buildings are running East West but they have not decided yet. Mike Kerner stated the major factor in their decision should be the people in Mayflower. Brian Marsh stated the lights in other communities that ProLogis has buildings where they abut residential they have mounted berming and used cut off lights where they are designed to aim down.

Robert O'Neil, Southgate Corporation at 1499 Newark, Ohio is in support of the rezoning. The land was previously zoned M1. He feels that ProLogis working with diversion of the storm water is a great benefit to the water shed in this area. He has been to many of ProLogis' they are very attentive to lighting, landscaping, and buffering.

Neil Ingle of 71 Trail East is in favor of the rezoning he feels that ProLogis has shown diligence in being in commercial development.

Jim VanDyne asked if the pond will retain the water or disperse immediately. Ken Stewart stated the pond will work like the retention pond on the North side of 40. They are required by code to not allow the water to leave the site any faster after we develop than before they develop. It will hold water and the size will be determined by the volume required. When we designed the pond on the North side the people in Mayflower were the top priority and concern. People in the subdivision can already see the difference. This diversion ditch on the West side will help their situation. Tina Taylor asked about the proposed Etna Boulevard. Neil Ingle discussed the road from Corporate Park to I70. At this time it is not an issue. Brian Marsh stated that they do not have any plans for an interchange.

Jim VanDyne moved to close the public hearing at 7:45 p.m. Dunlap seconded. Roll call: Motion passed 5-0.

Jim VanDyne moved to act on this matter tonight. Taylor seconded. Roll call: Dunlap, yes; Taylor, yes; Colburn, no; Kerner, yes; and VanDyne, yes. Motion passed 4-1.

The traffic flow is a concern along with the buffering for the residents. The other ProLogis facilities are top notch and very clean. Vince Colburn would like to see some prints and how the residents of Mayflower are going to be protected. Jim VanDyne asked if ProLogis could bring prints of other locations to the Trustees meeting. Brian Marsh stated he could bring existing projects against residential for the hearing with the Trustees. Mike Kerner stated that the rezoning change is for all of M1 not just ProLogis.

Jim VanDyne moved to recommend approving the rezoning application submitted by Pro-Logis on behalf of PGW for the property at 11819 National Road be rezoned from General Business District (GB) on the front 35 acres and Medium-Low Density Residential District (R2) on the rear 51.6 acres to Light Manufacturing District (M-1) on the entire 86.6 acres. Taylor seconded. Roll call: Passed 5-0.

REGARD OF PROCEEDINGS
Elma Township Zoning Commission

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Old Business

A. Fences – In Section 300 on the first line we need to add fence. See the following:

Section 300 Zoning Permits Required

No building, fence, or other structure shall be erected, moved, added to, structurally altered, nor shall any building, fence, structure, or land be established or changed in use without a permit therefore, issued by the zoning inspector. Zoning permits shall be issued only in conformity with the provisions of this resolution unless the zoning inspector receives a written order from the Board of Zoning Appeals deciding an appeal, conditional use or variance or from the Board of Township Trustees approving a planned unit development district, as provided by this resolution.

Jim VanDyne moved to amend Section 300 to include fence between building, and structure, as referenced above.

Jim VanDyne moved to amend under Section 1032 to add wrought iron, or aluminum. Dunlap seconded. Roll call: motion passed 5-0.

Section 1032 Fences and Hedges to wit: "In any residential district, front and side yard fences shall be of wood, vinyl, synthetic wood, stone, brick, wrought iron, and aluminum. No wire or chain link fencing will be permitted in front or side yards. Fences or hedges in front and side yards must not exceed 2 ½ feet in height measured from grade level. That portion of a fence extending from a line even with the back of the dwelling to the rear property line and extending across the back of the property to the side property line may be of wood, vinyl, synthetic wood, stone, brick, wrought iron, or chain link and shall not exceed 8 feet in height. Hedge height in front or side yards shall not exceed 2 ½ feet in height. Front yard set back shall be a minimum of 25' measured from the centerline of the road.

Front yard fences and hedges on corner lots must comply with Sections 1009 and 1010 of this resolution. Where agriculture property abuts residential property, Ohio Line Fence Law as specified by ORC Chapter 971 shall apply."

Dee Dunlap asked for a definition for hedge. Vince Colburn stated that in the dictionary hedge is a tree used for a fence line. It is more the use than a type of tree.

B. Maximum size for Big Box Retail. The Zoning Commission discussed options for restricting the size of building permitted in General Business. Mike Kerner does not know for a fact that the township can do this. This topic will be discussed with Phil Laurien on February 8, 2006. Mike Kerner will go to LCPC tomorrow regarding limiting the General Business District and adding more General Business Districts.

Vince Colburn moved to draft a letter to the Trustees regarding the status of the Zoning Resolution, Future Land Use Map, and Comprehensive plan as quoted by Phil Laurien. VanDyne seconded. Roll call: Motion passed 5-0.

C. Pools. The Zoning Commission discussed how much land should a property owner have to put in a pool.. The pool should be no closer than ten feet from the lot line. The Zoning Commission discussed the power lines and how they are placed on the property line. No action needed.

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No New Business.

The Zoning Commission had a general discussion regarding issues in the township.

Public Comments

Dick Knapp of 108 Longwood Crossing discussed moving a traffic problem from 310 to 40 and do we really want the traffic problem. He also discussed ProLogis and the Etna Corporate Park and the traffic this will bring to the township with truck traffic. The manufacturing income stays in the community where retail goes outside the community. He feels we need to move forward with Phil Laurien. He does feel we can limit the size of retail.

The commission discussed the Future Land Use Plan. Mike Kerner recommended a copy of the survey be made for the commission. The commission discussed the square footage of retail in the area.

Meeting adjourned at 9:06 p.m. by Chairman Kerner.

Laura Brown

Laura Brown, Clerk

Approved 2/15/06 _____

Approved as corrected/amended _____

Michael A Kerner

Michael Kerner, Chairman