

RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

June 4,

2008

Held

20

~~The Etna Township Zoning Commission met in the Etna Township Hall on June 4, 2008 for the purpose of~~ conducting a regular meeting and a public hearing. The meeting was audio taped and the public hearing was audio and video taped for the township records. The meeting was called to order at 7:00 p.m. by Chairperson Stepp with the following members present: Dan Bravard, Randy Snider, Pam Munce, Trent Stepp, Jim VanDyne, and Clerk Laura Brown. Alternates Mike Kerner and Bill Young were present for the record. The pledge of allegiance was recited.

Jim VanDyne moved that we adopt the agenda. Dan Bravard seconded and the motion passed without objection.

Jim VanDyne moved to waive the public reading and to approve the minutes for the meeting on May 21st, 2008. Randy Snider seconded and the motion passed without objection.

PUBLIC HEARING

Homewood Corporation submitted a rezoning request for 36.9 acres parcel 010-017256-00.000 located north of the Licking County and Fairfield County Lines and south of Interstate 70 be rezoned from Agriculture District (AG) to Single Family Residential District (RS).

Jim VanDyne moved to open the public hearing at 7:05 p.m. Dan Bravard seconded and the motion passed without objection.

Chairperson Trent Stepp reviewed the files. The Licking County Planning Commission Staff Report dated May 12, 2008 recommended to the Licking County Planning Commission to make a non-binding recommendation to Etna Township to approve the proposed map amendment. The Licking County Planning Commission at the meeting May 19, 2008 recommends that Etna Township deny the proposed amendment. Some members of the Commission are very concerned about the ability to provide emergency response, school transportation, snow removal, etc. since this property is only accessed through Fairfield County. The Commission would be more comfortable with approval of this rezoning request after agreements with other jurisdictions have been made. The staff report from Etna Township's Zoning Administrator reviews much of the same information as the Licking County Planning Commission. The Etna Township staff report addressed concerns with the access to the property. The staff does believe the rezoning is compatible with the Future Land Use Plan and will have little impact on vehicular traffic within Etna Township. The access to the property will be minimal for services such as fire, police, and schools. Staff recommends approving the rezoning request but does believe the applicant and/or Zoning Commission may want to research the possibility of some appropriate public service agreements.

Jeff Strung, EMH&T 5500 New Albany Road and Jim Lipnus, Homewood Corporation 2700 East Dublin Granville Rd spoke on behalf of the applicant. Jeff Strung stated this property has a close relationship to Haaf Farms. Jeff Strung stated there is a contractual agreement with Fairfield County to service this site for sanitary water and sewer instead of Licking County. Jim Lipnus stated there is a mutual agreement with Violet Township for first response with West Licking Fire Department. They have not received a response from the Licking County Sheriff Department. Jim Lipnus stated it is difficult to obtain changes to school district boundaries. Both School Districts have to agree to the change. He spoke with the Superintendent's Assistant in Pickerington. Although school districts do not typically change the boundaries this is a unique situation and did agree to take it to their Board of Education. The plan is for forty five lots on 36.9 acres.

Public Comments

Ralph Wells 13834 Sunladen Drive has concerns with the notification process of the rezoning request.

Leslie Reed 9653 Wagon Wood Drive also had concerns with the notification process and some of the neighborhood residents distributed fliers.

The Zoning Commission explained that letters (notification) are mailed to the contiguous property owners only and notification is run in the Pataskala Standard.

Joseph Rosen 13975 Sunladen Drive was also concerned with the notification process.

The Zoning Commission Clerk read the list of property owners that received the notification letters and the addresses are found on the County Auditor's site.

Tom Dempsey 13603 Fernlace Court is president of the Haaf Farms homeowner's association. The concern is that the homeowners of Haaf Farms have not been a part of the planning. They have concerns with the access into and out of their development. There are concerns with the type of house that will be built and how this will affect their property values. He questioned whether this development, as part of Haaf Farms, will be part of the existing homeowner's association. If an access to Georgian Drive would be established there are concerns with cut through traffic. The access off of Taylor Road is into the community only.

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Jackie McDowell 13790 Carlstead Road has concerns with the developer, Homewood, and has issues with the traffic going in and out of the development. The development Haaf Farms promised to provide twenty acres of green space and delivered only ten acres of land that they can't do anything with. The development also has seven different sets of deed restrictions. Some houses are fifty feet from the curb and others twenty five feet from the curb.

Jim Lipnus (Homewood Corporation) stated this is the conceptual plan and they are in the beginning stages. He would like to meet with the homeowners association to open the lines of communication. The plan for the development and house style at this time are larger lots, less density, more floor living space, and three car garages, most likely a Trinity Home. The roads are currently accepted by Violet Township and are public roads. They only have one entrance that goes in and out. They do not have control of the property between this property and Georgian Drive. He is new to Homewood Corporation and does not know the history of the development. The water pressure is a county issue. He stated the plats are done by what is required in regards to the open space. He stated they are willing to discuss the deed restriction problems with the homeowner's association.

Judith Honath 9385 Haaf Farms Drive has concerns with the additional traffic traveling in front of her house. She is concerned with the property values. She requested they call the new development something else. She inquired on how much green space is being planned for in the new development.

Jeff Strung (EMH&T) stated that the planned green space will not be good for recreational uses.

Ralph Wells 13834 Sunladen Drive discussed traffic pattern concerns and the head lights from the cars

Gary Kreemer 13922 Sunladen Court requested the issues be tabled so the homeowners can meet with Homewood. He also has concerns with the value of the home that Homewood is planning to build.

Linda Ballog 9637 Wagonwood Drive has concerns with the safety of the traffic entering and leaving the subdivision. The subdivision is too close to Harmon Road to install a traffic signal.

Joe Rosen 13975 Sunladen Drive is on the Haaf Farms homeowners association. He also has concerns with what school district the properties will be in and with traffic.

Jackie McDowell 13790 Carlstead has concerns with the quality of the materials used to build the homes in this development. She was promised natural siding and does not want to see vinyl sided homes.

Leslie Reed 9653 Wagonwood Drive has concerns with Homewood building what they promise and is concerned with traffic.

Julie Hite 10440 Lynns Road is concerned with all of the development. She wanted to know how this fits into Etna Township's long term plans and likes the agriculture. She moved here to get away from development and has concerns with taxes to school more children. She has concerns with traffic.

Jessica Dawes 13975 Sunladen Drive has concerns with the school district and the busses.

Jim Lipnus (Homewood Corporation) stated the School Board will look into the issue of the children going to Pickerington. Before the final development plan is finished the school district would be decided. It is not there intent to lower property values. The plan is for natural fronts for this development. This stage is for a rezoning not a final development plan.

Jeff Mercer of 13995 Sunladen Drive will be living next to the development and has concerns with traffic. He has been mowing next to his house and has concerns with the way Homewood is maintaining the open areas that have not been developed.

Mattie Bess 9523 Haaf Farm Drive wanted to know how many homes are being planned and the time frame for them to be built. Jeff Strung (EMH&T) stated they are planning to build forty-five homes and the time frame is market driven. This will be a possible project for 2009 or 2010.

Tom Dempsey 13603 Fernlace Ct. asked who requested the access to Georgian Drive.

Jim Lenner from Licking County Planning Commission stated the Licking County Subdivision Regulations require a stub street so that if or when the next property develops they would connect to Georgian Drive for emergency access, schools and so forth.

Tom Dempsey 13603 Fernlace Ct. is concerned with cut through traffic. Violet Traffic would not allow them to install speed bumps. This development has large roads. He would rather this remain a cul-de-sac.

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~~Jim Lenner (Licking County Planning Commission) stated they can not plan for Fairfield County. They have been working with Fairfield County regarding this development.~~

Tom Dempsey 13603 Fernlace Ct. stated to give Haaf Farms an access into Reynoldsburg would not help the development but would add to traffic going through their development. They would like to have another access onto State Route 204.

Jeff Strung (EMH&T) stated the surrounding developments are already development and there is no access available. Going to the North would give the development another access.

Ralph Wells 13834 Sunladen Drive discussed the traffic flow going into Haaf Farms for Interstate 70.

Jeff Strung (EMH&T) suggested tabling the hearing so they could meet with the residents. There is no final development plan in this process. Once the rezoning is complete the development will move on. The RS District is a straight zoning district.

Trent Stepp (Etna Township Zoning Commission) stated they are more than welcome to meet with the residents.

Dan Bravard moved to close the public hearing at 8:22 p.m. Jim VanDyne seconded. Roll call: Dan Bravard, yes; Randy Snider, yes; Pam Munce, yes; Trent Stepp, yes; and Jim VanDyne, yes. Motion passed 5-0.

Jim VanDyne stated that Etna Township has an architectural review board that can review standards and requested the homeowner's association deed restrictions.

Trent Stepp verified the lots would be over 1/3 of an acre minimum for the lot size. This is also the minimum size lot in the RS District. There are also restrictions that a lot can not be more than three times as deep as it is wide. Some of the lots on the current plan would have to be adjusted. Homewood is still building in Haaf Farms with a few lots left to build. The roads were stubbed to show for future development. The part of the development located in Fairfield County is also straight zoning.

Jim VanDyne asked if Homewood would discuss with the property owner buying property to access Georgian Drive. Jim Lipnus (Homewood Corporation) stated he did not believe Homewood would purchase any additional property but would design the plan for future access if another property owner would want to go through the development in the future.

Dan Bravard stated the residents on Georgian Drive would have attended the hearing if they were notified regarding additional traffic on their road. Dan thought state law required two entrances. This development would cause an additional cost to Southwest Licking School District if the busses would have to transport to this development. He also has a concern that there is no additional green space for this development.

Trent Stepp explained this is straight zoning and with a Planned Unit Development the township could require open space requirements.

Randy Snider has concerns with traffic. This subdivision needs another entrance.

Jim VanDyne stated once the property is rezoned the developer can build any size house that meets the RS requirements and it does not have to be house with a three car garage.

Trent Stepp stated Homewood has owned the land for many years and planned to develop this land. He has concerns with the school district issue. The traffic is an issue. He has concerns with how the township road crew would maintain the roads and how the crew could plow this subdivision and still be able to maintain the entire township because they would have to go around getting into this area. This would affect every resident in Etna Township.

Dan Bravard moved to recommend denial of this petition to the Board of Trustees for 36.9 acres parcel 010-017256-00.000 located north of the Licking County and Fairfield County lines and south of Interstate 70 submitted by Homewood Corporation to be rezoned from Agriculture District (AG) to Single Family Residential District (RS). Trent Stepp seconded. Discussion: Jim VanDyne would like to give the applicant a chance to provide another road into the development. The public hearing was closed and the Zoning Commission has thirty days to recommend to the Trustees. Roll Call: Dan Bravard, yes; Randy Snider, yes; Pam Munce, no; Trent Stepp, yes; and Jim VanDyne, no. Motion passed 3-2.

The Zoning Commission recessed from 8:45 to 9:01 p.m.

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Announcements and Comments

Trent Stepp attended another seminar and emailed the details. Neighboring communities need to work together. The Columbus Dispatch on May 27th ran an article regarding towns starting to cooperate.

Dan Bravard updated the Zoning Commission on aeration in regards to ponds. Jones Fish Hatchery recommends 1/2 HP per 1/4 acre pond or lake to keep the mosquitoes down. There are different types of aeration systems: Fountain and bubble bottom. It was also recommended using fish; Florida and North Carolina are requiring fish in their ponds. Trent suggested adding regulations on ponds in the Planned Unit Development text.

Old Business

Trent emailed the changes to Article 10 and Article 16 for the Zoning Commission to review and will take action at the next meeting. Trent suggested the commission think about buffer requirements around streams.

The Zoning Commission reviewed the email from Brad Mercer regarding the process of constructing sidewalks. Some of the lots that are not developed the contractor may not know where the driveway will be. The sidewalk will be damaged and have to be replaced. After discussion the Zoning Commission decided on Option 1 where the sidewalks are installed only once. The next discussion was concerning the actual road conditions when turned over to the township. The new subdivision regulations should take care of this issue. Trent will email Eric Fox and Brad Mercer regarding this issue.

There were no public comments

Trent Stepp adjourned at 9:34 p.m.

Approved June 18, 2008

Approved as corrected/amended _____


Trent Stepp, Chairperson


Laura Brown, Clerk