

The Etna Township Zoning Commission met on September 27, 2016 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was audio recorded for the township records. The meeting was called to order at 6:04 p.m. by Chairman Painter. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre (arrived at 6:17 p.m.), Dave Olson, Mark Painter, Lisa Loudenslager, Josh DiYanni, and clerk Laura Brown.

Lisa Loudenslager moved to adopt the agenda. The motion was seconded by Dave Olson and passed without objection.

**Zoning Commission Announcements and Comments –**

The clerk provided the Zoning Commission with the 310 Corridor Plan to add to the Comprehensive Plan and the packet from T&R Properties.

**Minutes**

Dave Olson moved to waive the public reading and to approve the minutes from the August 9, 2016 regular meeting. The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.

Dave Olson moved to waive the public reading and to approve the minutes from the September 13, 2016 regular meeting. The motion was seconded by Josh DiYanni and passed by unanimous affirmative vote.

**Public Hearing –**

Chairman Painter called the public hearing back to order that was recessed on September 13, 2016 for the Zoning Amendment AM-16-01 submitted by CRG Acquisitions, LLC for property owner Warner Farms Development Limited for land located on S.R. 310 (Hazelton-Etna Road) South of I-70 (parcel number 010-018264-00.000) approximately 155.286 acres requesting a rezoning from Light Manufacturing District (M1), Accommodation Business District (AB), Professional-Research-Office District (PRO), and General Business District (GB1) to Planned Mixed Use Development District (PMUD).

The Licking County Planning Commission and Staff both recommended denial. Mark Painter stated there has been a lot of work on the text amendment. Rob Platte, Township Administrator, attended the Licking County Planning Commission meeting and assured them that the township would be addressing their concerns. The township's Comprehensive Plan is five years old.

Rob Platte provided a revised Appendix B Text Amendment along with a Staff Report. Rob Platte provided a mix of NAICS Codes to be used in ten acres of the property along State Route 310 which will be designated for and used exclusively for the permitted and conditionally permitted uses listed in Zoning Use "A" (business). Zoning Use "B" (Light Manufacturing/Professional-Research-Office) will be permitted in the remaining areas of the property. It will have to be determined if the area along S.R. 310 will be needed for retention ponds.

The applicant suggested naming the Development "CRG Etna Park 70" and it would become Appendix B if approved. The document was modified to show permitted and conditionally permitted uses to be consistent with other sections in the Zoning Resolution. In Zoning Use "A" a section was added to prohibit on-street parking. The building height is set to thirty-five feet in the Zoning Resolution and this was modified to forty-five feet. The front and side yard setbacks were modified from twelve to five feet. The rear was modified from twelve to twenty feet. In Zoning Use "B" the on-street parking prohibited section was added. The building height is seventy feet in this section. The Etna Corporate Park has deed restrictions and having them on this property was discussed.

Mark Painter provided a list of questions for the applicant and some of them were addressed in Rob Platte's suggested modifications. Mark Painter would like NAICS Codes cc and dd removed regarding ammunition manufacturing. Education uses such as schools on this property were also discussed. The tree spacing in the development was discussed with the applicant.

Brian Marsh with J&L and Scott Caplin representative for CRG, Clayco Real Estate Group, were present for questions. The road access to Lynns Road was discussed for emergency access. Brian Marsh stated the plan at this time is to have breakaways for the emergency vehicles with the option for the township to connect in the future. Connecting to Lynns Road or to Columbus Expressway from this property are not addressed in the text. Rob Platte suggested calling out minimum right-of-way at 60'. The property does not connect to Columbus Express and Rob Platte does not believe you can make the applicant purchase property. Rob Platte suggested language be added that the Developer works with the Township regarding the access. Brian Marsh explained they are requesting the zoning at this time and not a Final Development Plan approval at this time. Scott Caplin stated this is a guess and not a Final Development Plan.

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Mark Painter discussed signage. The applicant explained the scale of these buildings doesn't work with the current sign code and they are trying to avoid variance request with the Board of Zoning Appeals.

Scott Caplin discussed a mound buffer on the west end of the property to provide a sound and light buffer for residents. Rob Platte suggested having the building setback at 150 foot along with the mounding and trees. He also recommended adding language to prohibit loading docks on the west side of the property to decrease noise for the residents.

Mark Painter discussed designating the areas for use on the property. Scott discussed the area on the east side of the property for complimentary uses to the park. It was discussed having a range of up to ten acres designated for those uses.

The landscape designs can be seen at the Amazon sites, developments in Pennsylvania, and other sites Scott Caplin can provide for them to review. Scott Caplin stated CRG has design standards which will be followed here.

Incorporating bicycle and pedestrian traffic would be considered.

Amanda Spencer with Jobes Henderson, the engineering firm representing CRG, explained the Storm Water Regulations. They will work with the landscape architect to make it aesthetically pleasing. This was also done on the Amazon Site. All the water will be kept on the site and will not flow over the road.

Rob Platte verified the changes needed to the text document and will provide an updated document at the next meeting.

**Public Comments**

Dan Uditis of 10380 Lynns Road asked if the township is requesting a connection to Lynns Road. Mark Painter explained he was speaking on a connection for emergency vehicles. Dan Uditis inquired about a truck route to Tollgate Road. Rob Platte explained that is incorporated in the Comprehensive Plan or the S.R.310 Plan and currently exists in the township now. Dan Uditis asked about restaurants being required. Rob Platte explained if this is adopted as presented then restaurants would be permitted. Dan Uditis feels those restaurants would be trashy and he would not be in favor of that use.

Sally Mellon of 10432 Palmer Road asked if the buildings are still on the plan. Scott stated this is a concept plan only and he doesn't know at this time. Those buildings will block the back end of their properties. She discussed stubbing streets and water lines to other properties. She discussed the property staying wet along S.R. 310. She has concerns about access to the rear of her property for future development.

Lisa Loudenslager moved to recess on the CRG Etna Park Seventy Project (public hearing) until the October 11, 2016 meeting. The motion was seconded by Dave Olson and passed without objection.

Rob Platte discussed the request from T&R properties to the Zoning Commission. The Zoning Commission will hear the request on October 25, 2016.

Litichia McIntyre moved to adjourn at 7:48 p.m. The motion was seconded by Josh DiYanni and passed by unanimous affirmative vote.

Approved 10-25-16

Approved as corrected/amended \_\_\_\_\_

  
Laura Brown, Clerk

  
Mark Painter, Chairman