

RECORD OF PROCEEDINGS

December 13,

2016

Held

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The Etna Township Zoning Commission met on December 13, 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, Dave Olson, Mark Painter, Lisa Loudenslager, Josh DiYanni, and clerk Laura Brown.

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

Minutes

Dave Olson moved to waive the public reading and to approve the minutes from the November 22, 2016 regular meeting. The motion was seconded by Josh DiYanni and passed without objection.

Public Hearing

Mark Painter opened the public hearing for the Zoning Amendment AM-16-02 submitted by A.D. Farrow East for Hazelton-Etna Road North of I70, Parcel #010-017460-01.000, 13.836 acres. The applicant is requesting a rezoning from Accommodation Business District (AB) to Planned Mixed Use Development District (PMUD). Dave Olson seconded and the motion passed by unanimous affirmative vote.

Steve Cuckler of Rinehart, Rishel & Cuckler Ltd representing the applicant stated they have been talking with the township for approximately a year. The township recommended the PMUD process. The Revitalization District was implemented by Mr. Althoff for this project and should bring in the sit down restaurants and hotels.

Mr. Bob Althoff with A.D. Farrow spoke about the company and their history. They would like to cross market with the other museum in Pickerington. They provide a rider training program and want to do this at the new location. They will rename Centennial to A.D. Farrow East when they move to this area. They will attract good restaurants with this project.

Mark Painter discussed the height limit of seventy-five feet and recommended a modification to fifty-five feet. The proposed seventy-five feet was for flexibility for a tall structure and possibly for a water tower. Mr. Althoff spoke about the Sunbury location and the water tower on the top of the building. Mark Painter explained the Board of Zoning Appeals is available for height variances. The applicant discussed the possibility of two water towers on this property.

Mark Painter discussed the Licking County Planning Commission (LCPC) Staff Report on the page under "Consideration for Zoning Text Amendment" under Process and the applicant is fine with the recommendation. On the next page LCPC discussed wetlands. Mark Painter discussed the option of doing something for the public. Mr. Althoff said they are working with all the agencies regarding the issues with the wetlands. There are liability issues around ponds. The applicant is fine with screening all air conditioning units as recommended.

Kevin Kershner with Stantec discussed the intersection and traffic. There will be a traffic signal at S.R. 310 and Etna Crest Boulevard. They are working with the Ohio Department of Transportation.

The training area will be paved and striped but not curbed. The training is regulated by the State of Ohio.

The storage for motorcycles during the off season will be inside the building.

The Zoning Commission discussed the uses that LCPC recommended being removed. The applicant requested they remain for future flexibility. The applicant will modify their text amendment and review the LCPC's recommendations.

The wetlands are in the middle of the site and were created by the water runoff from Interstate 70. The applicant does not believe any of the wetlands will be saved and will have to pay into a wetland bank. The applicant will have to comply with the Federal Environmental regulations.

Litichia McIntyre moved to recess the public hearing at 7:43 p.m. The motion was seconded by Mark Painter and passed without objection.

Josh DiYanni moved to adjourn at 7:44 p.m. The motion was seconded by Litichia McIntyre and passed by unanimous affirmative vote.


Laura Brown, Clerk


Mark Painter, Chairman