

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Regular Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 16,

2013

Held

20

The Etna Township Board of Trustees met on Saturday, November 16, 2013 in the Etna Township Administration Building. The meeting was called to order at 10:00 a.m. by President Carlisle. Jeff Johnson led the invocation and Randy Foor led The Pledge of Allegiance. The roll call showed Trustees Jeff Johnson, John Carlisle, Randy Foor, and Fiscal Officer Walter Rogers present.

Trustee Johnson moved to adopt the agenda. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

Trustee Carlisle moved to adopt the October 1, 2013 regular minutes, the October 19, 2013 minutes, and the November 5, 2013 minutes as presented. The motion was seconded by Trustee Johnson. The motion passed by unanimous affirmative vote.

Public Comments – None

New Business

Preserve at Haaf Farms Preliminary Development Plan

Rob Platte, Township Administrator, reviewed the Preliminary Development Plan application that was submitted by Homewood Corporation for the Preserve at Haaf Farms. The development is west of Georgian Drive, south of Palmer Road and north of the county line. The Zoning Commission did recommend approval of the Preliminary Development Plan. It does meet the requirements for the plan set forth in Article 18 of the Zoning Resolution. The Board of Zoning Appeals granted the set back variance for Lot 17. The request was from the fifty foot buffer requirement to a thirty foot buffer. Homewood Corporation purchased 166 Georgian Drive which provides access from the development onto Georgian Drive. The requirements in Article 18 have been reviewed and will be met. The open space requirements were discussed. The township will retain ownership of the open space with the maintenance remaining under the homeowner's association. After the Trustees approve with or without modifications the plan then goes to Licking County. After it goes through Licking County the Final Development Plan will be submitted to the Zoning Commission then it comes back to the Trustees. Licking County has held a Technical Review on the Preliminary Development Plan. There was input from the Fairfield Regional Planning and Violet Township because of the location to the county line. The development will have forty-one, one acre lots.

Trustee Carlisle stated this is not a public hearing but a meeting for the Trustees to review the Preliminary Development Plan.

Public Comments

Susan McKinley of 9718 Wagonwood Drive in the Haaf Farms Subdivision presented a flier that was passed out in their subdivision after the meeting was canceled. She has concerns with the deed restrictions between the two communities. She would like to keep the continuity between Haaf Farms and the Preserve at Haaf Farms. She provided the Trustees a list of their concerns.

Anita Groene of 13822 Sunladen Drive will be affected by the increased traffic. She discussed the traffic study done by the Licking County Area Transportation Study (LCATS) and does not believe the information is accurate because of the roads used for the study. She discussed the future light at Taylor and Palmer Roads slated for 2015. The EMH&T Traffic Access Study showed a picture of Georgian Drive and Palmer Road and there will be certain conditions recommended by LCATS. A turn lane is being installed on Palmer Road. She spoke with Eric McCrady, Deputy Engineer for Fairfield County, who stated requiring curbs and gutters would also provide safety measures. She wants to make sure this happens for the safety of the traffic. She knows that this will be used as a cut through and would like the Trustees to have concerns for safety with the increased traffic.

Ron Rollo of 9710 Haaf Farms concurs with most of the statements that have been made. He has concerns with the traffic.

Thad Michniewicz of 13827 Mottlestone Drive concurs with what has been said. He has concerns with the additional traffic. This subdivision already has issues with traffic because there is only one way out of the subdivision.

Jessica Dawes of 13975 Sunladen Drive concurs with everything that has been said. She discussed the traffic study that was completed using Nantucket Drive. She stated everyone uses Interstate 70. She does not believe the study was accurate. She is concerned with the maintenance of the roads. She has concerns with the additional traffic. She would like it to be a gated community. She has concerns with the home values.

November 16,

2013

Held

20

Annie Griffin of 13611 Fernlace Court discussed the impact on the Georgian Drive and Palmer Road area. She has concerns with the traffic on State Route 204. A number of people have told her they are going to use this cut through.

Mathew Griffin of 13611 Fernlace Court discussed the heavy traffic and the impact on new drivers.

Linda Ballog of 9637 Wagonwood Drive is a bus driver and spoke about new drivers and the concerns with traffic. Four years ago there was an accident at this location.

Calib Dempsy of 13603 Fernlace Court has concerns with the additional traffic affecting the children playing. He is a cross country runner and is concerned with the additional traffic. He is also a new driver and the traffic is already an issue.

Curt Powell of 13791 Bainwick Drive asked how the tax revenue will be impacted for the township. John Carlisle stated the township does not look at the tax revenue. The Trustees look at the Zoning Commission, Board of Zoning Appeals, Licking County, and the Zoning Office recommendation.

John Carlisle stated once the roads are handed over to the township for maintenance the revenue from the houses will not cover the maintenance. If this road is being used as a cut through the traffic will impact Georgian Drive, Palmer Road, and Taylor Road which the township maintains. The Licking County Planning Commission has restrictions with the subdivision requirements and Homewood has met them.

Curt Powell asked if there would be a connection from Bainwick Drive. Rob Platte has not received any plans to connect at this location.

Treva Bolton of 13725 Bainwick has concerns with the traffic cutting through. She wanted to know why it has to be connected. Rob Platte explained the subdivision regulations require two ingress and egress points. He also believes that Fairfield County has the same requirements. This helps the response times for safety. She understands but doesn't believe it has to be through Haaf Farms.

Yulvonca Davis of 13946 Sunladen Drive stated she bought in this subdivision because there was only one way in and one way out. When she purchased the house she was told that area was going to be turned over to the Homeowners Association.

John Steiner of 9563 Haaf Farms discussed accidents and has issues with the additional traffic and speeding.

David Philips of 13892 Bainwick Drive stated he understood that the Johnson Property has already been purchased by Homewood and it will be developed in the future. Jim Lipnos of Homewood stated they do not own that piece of the Johnson property at this time to have an entrance onto Bainwick Drive.

Rob Platte explained that the Licking County Planning Commission requires an easement but at this point in the plan there are no plans to change the culd-e-sac at the end of Bainwick Drive.

Jim Lipnos of Homewood reviewed the requests from Haaf Farms Subdivision. Homewood started this process in 2008. The Licking County Planning Commission required the second entrance for safety services along with school bus access.

Randy Foor asked if they agreed that the study would not be comparing apples to apples. Jeff Strung stated the study was done by the requirements from Licking County Planning Commission.

Jim Lipnos stated Homewood has submitted deed restrictions for this development. They have increased the square footage requirements for the homes. They anticipate the homes will be valued at \$300 thousand and up but can't guarantee the home values.

Trustee John Carlisle reviewed the requests from the Haaf Farms Homeowners Association. Jim Lipnos stated Homewood is willing to require Landscape Packages consisting of mulch beds, plant materials, and street trees. He will quantify what they are willing to require. Jim Lipnos will provide the Trustees with information on the following: mailbox requirements, shingles, fencing, home exterior designs, sidewalks, and landscape detail. Homewood is providing a landscaped noise barrier along the freeway. The HOA will be responsible for maintaining the active area.

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Regular Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 16,

2013

Held _____ 20 _____

Rob Platte stated the traffic study has been completed through Licking County Planning Commission who will determine the requirements for this development. There will be a TRC meeting to discuss these requirements. Brad Mercer with the Licking County Planning Commission will schedule this meeting. Anita Groene would like to be notified when the TRC is scheduled.

Jim Lipnos stated Licking County is requiring upgrades to Georgian Drive and Palmer Road. They are required to widen Georgian Drive north to Palmer Road to twenty feet with a four foot gravel berm per side.

John Carlisle requested no on street parking in the deed restrictions and Jim Lipnos is in agreement. The restrictions for boats, rv's, and campers are already in the deed restrictions. Rob Platte will check to see if the township can enforce this restriction.

Randy Foor discussed the left turn onto Route 204. Jim Lipnos stated this is controlled by Fairfield County. The traffic signal to the east prohibits a signal at this location. The widening of Route 204 is the only option which is out of their control.

John Carlisle has concerns with traffic issues on Palmer Road in twenty years.

Jeff Johnson discussed the cut through traffic and stated if turning left onto Route 204 is so difficult then people will not cut through this development.

John Carlisle discussed the Far East Study by MORPC for a Bridge and roundabout at Taylor Road. In 2015 the Etna Township portion of Taylor Road will be widen.

Jim Lipnos will review the concrete driveway request. There are concerns with the warranties for concrete driveways. The concrete driveways are currently offered as an option without warranty.

Trustee Foor moved to table until the December 3, 2013 meeting. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

The board took a recess at 11:41 a.m. and returned at 11:56 a.m.

Trustee Carlisle stated the Board of Trustees has been presented with a resolution regarding the roads in Watkins Grove to be made public.

Resolution 13-11-16-01: Trustee Carlisle moved to pass resolution 13-11-16-01 as presented. The motion was seconded by Trustee Foor. Discussion: This is for the Licking County Commissioners to turn the roads over to the township. The motion passed by unanimous affirmative vote.

Resolution 13-11-16-01 was presented as follows: Resolution to request that the Board of Licking County Commissioners accept and establish the dedicated roads in the Watkins Grove Subdivision.

WHEREAS, the roads within the Watkins Grove Subdivision, Etna Township, Licking County, have been dedicated to the public use; and, WHEREAS, the dedicated roads within the Watkins Grove Subdivision, as of this date, have not been accepted or established by the Board of Licking County Commissioners; and, WHEREAS, the Board of Etna Township Trustees is without the authority to establish public roads; and, WHEREAS, the Board of Etna Township Trustees is in support of the Board of Licking County Commissioners accepting and establishing the dedicated roads within the Watkins Grove Subdivision. NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF TRUSTEES OF ETNA TOWNSHIP, LICKING COUNTY, OHIO, THAT THE FOLLOWING RESOLUTION BE AND IT HEREBY IS ADOPTED: The Board of Etna Township Trustees hereby requests that the Board of Licking County Commissioners takes all necessary action, pursuant to its authority provided in Chapter 5553 of the Ohio Revised Code, in order to accept and establish the dedicated roads within the Watkins Grove Subdivision, Etna Township, Licking County. Be it further resolved: that the Township Fiscal Officer is directed to provide a certified copy of this Resolution to the clerk of the Board of Licking County Commissioners in a timely manner.

Trustee Johnson moved to pay the bills. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

38
0140

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Regular Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 16,

2013

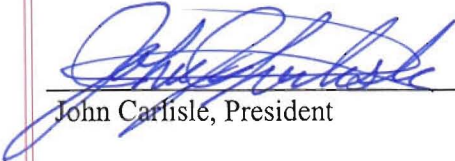
Held

20

Trustee Johnson moved to go into Executive Session at 11:58 a.m. per O.R.C. 121.22 (G)(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

Trustee Johnson moved to come out of Executive Session at 1:04 p.m. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

Trustee Johnson moved to adjourned at 1:05 p.m. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.


John Carlisle, President


Walter Rogers, Fiscal Officer