

RECORD OF PROCEEDINGS

Minutes of

Etna Township Trustees Regular Meeting

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

June 3,

2014

Held _____ 20_____

The Etna Township Board of Trustees met on Tuesday, June 3, 2014 in the Etna Township Administration Building. The meeting was called to order at 7:00 p.m. by President Carlisle. The invocation and The Pledge of Allegiance were commenced with during the special meeting. The roll call showed Trustees Jeff Johnson, Randy Foor, John Carlisle, and Fiscal Officer Walter Rogers present.

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

Trustee Carlisle moved to table the minutes as presented (May 5, May 6, and May 17 meeting minutes). The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Public Comments -

Gary Burkholder stated that during the June Southwest Licking Community Water and Sewer District meetings they will be discussing the 2015 budget and rates.

Reports

Road Department – The report was presented at the last meeting.

Administrator’s Report – A written Administrator’s Report was presented.

Economic Development – The committee will probably be moving the meeting to Friday mornings. The next meeting will be Friday June 13 at 9:30 a.m.

JEDZ 1 & 2 – The boards will be meeting in August.

Water and Sewer – Gary Burkholder submitted a written report.

Fire District - Trustee Foor reported the Fulmer hearing was postponed due to a stay issued by Judge Marcelain.

Fiscal Report

May 1, 2014

	Receipts	Expenditures
General Fund	\$50,419.86	\$47,761.27
MV License Tax	\$7,892.93	\$3,724.80
Gasoline Tax	\$9,112.04	\$4,366.03
Road & Bridge Fund	\$14,972.34	\$11,328.64
Cemetery	0.00	0.00
Special Assessment	0.00	\$385.44
Misc. Special	0.00	0.00
Misc. Debt	0.00	0.00
Misc. Capital Projects	0.00	\$120,000.00
Road Right-of-way Permits	\$2,500.00	0.00
Total	\$84,897.17	\$187,566.18

Funds Total May 31, 2014 is \$1,940,144.19

New Business

OPEC-HC

Fiscal Officer Rogers reported on insurance information received from the Ohio Insurance Agency. They have been working through all of the changes with health care. It will be transparent to the township because we have been on a similar plan for the past five years. The township will be extended an additional eighteen months at a 2.4% rate decrease. The Ohio Insurance Agency will be pooling other townships and agencies into a larger pool. This eliminates a tax that small groups will have to pay. F/O Rogers recommends passing the resolution.

Resolution 14-06-03-05: Trustee Carlisle moved Resolution 14-06-03-05, OPEC-HC Resolution Etna Township, Licking County does hereby agree to join the Ohio Public Entity Consortium Healthcare Cooperative effective the 1st day of July, 2014 at the benefit levels and cost structure as presented in the proposal. We also authorize Walter Rogers to act as our representative for the Ohio Public Entity Consortium Healthcare Cooperative and execute any paperwork, proposals and/or documents. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Trustee Comments - None

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Rob Platte reported the updates for the Taylor Road and S.R. 310 projects need submitted to MORPC. The information comes from Jobes Henderson and ODOT but the township needs a person to sign the applications.

Trustee Foor moved to authorize Rob Platte to submit the updates for the MORPC Funding applications and be the signer for the applications. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Public Hearings

Southgate/Jobes Henderson Rezoning

Trustee Foor moved to open the public hearing for Map Amendment AM-14-05 submitted by Jobes Henderson for parcel #010-017154-00.015, located on Southgate Parkway requesting a rezoning from Light Manufacturing M1 to General Business (GB1). The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Rob Platte provided a presentation and reviewed the provided staff report. The Licking County Planning Commission and staff recommended approval. The Zoning Commission recommended approval.

Timothy Wineman, President of Pentex Venturers based in Greensburg, PA at 1563 Woodward Drive Extension. They are a private development firm, one of the companies they develop for is Dollar General Corporation based in Nashville, Tennessee. The applicant provided a presentation. Dollar General has already signed a fifteen year lease with their firm to develop at this site. The store is approximately ninety-one hundred square feet. The building will be a masonry building and very attractive.

Mark Schillig 1499 West Main Street representing Southgate was present for any questions.

Gary Burkholder of 254 Trail East asked if there will be any modifications to US40 relative to turn lanes. Trustee Carlisle stated the entrance will be off of Southgate. Mr. Burkholder asked about the location of the signage. Mr. Wineman stated there are no changes to National Road. The business they have is considered a low volume in regards to traffic. The curb cut is off of Southgate Parkway. There will be signage as permitted and will not ask for a variance. There will be building signs and a pylon sign if permitted by code.

Randy Foor asked if there has been anything done regarding traffic or a traffic study. Mr. Wineman stated ODOT considers this a low volume traffic user. Randy Foor has concerns with exiting the building to head eastbound and has concerns with accidents. Rob Platte stated there was discussion at the Licking County Planning Commission and as this area develops and Venture Drive is completed the traffic would be required to go to the light to head east. There will be a development plan after the property is rezoned during the development stages.

Trustee Carlisle stated they are addressed at these meetings, sometimes they are ignored. The Trustees are the people that will get called. Trustee Carlisle inquired what the thirty foot easement is. Timothy Wineman stated it is Southgate's desire to keep this area safe and will have one access point across this area. This area will be a private road and will be required to do the snow removal. Mark Schillig stated at this time it will remain a private road.

Trustee Johnson discussed the property east of this parcel is Manufacturing. Mark Schillig stated this thirty acres is going to remain Manufacturing at this time.

Trustee Foor asked how many Dollar General stores in this area. There is one in Reynoldsburg and Pataskala. Mr. Wineman stated usually they get one truck a week and during Christmas two trucks a week. The Pepsi trucks and smaller trucks a few times a week.

Gary Burkholder asked if the access road will be built to public road standards. Dollar General will employ what is considered a heavy grade asphalt with 8 inches of gravel base. Four inches of rough grade/course grade asphalt and two inches of finish asphalt. (not sure who was speaking)

Trustee Foor moved to close the public hearing. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

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Article - 4 non-conformities

Trustee Foor moved to open the public hearing for Text Amendment AM-14-03 submitted by the Zoning Commission for Article - 4 Amendment Non-Conformities. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Rob Platte explained the text amendment for Article-4. The text amendment has been through the Licking County Planning Commission and Zoning Commission. After reviewing this text amendment further and how this may or may not effect properties in the township. Mr. Platte respectfully request that the Board of Trustee deny the text amendment. This will allow the staff and Zoning Commission to review this section and recommendation. If this text amendment is approved it could affect a property owner from rebuilding if destroyed.

Trustee Foor moved to close the public hearing. The motion was seconded by Jeff Johnson and passed by unanimous affirmative vote.

Article - 9 District Regulations

Trustee Foor moved to open the public hearing for text Amendment AM-14-04 submitted by the Zoning Commission for Article 9 GB – NAICS Code 531130. Lessors of Miniwarehouses and Self-Storage Units. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Rob Platte presented a staff report. The way the Zoning Resolution is currently written outdoor storage could be anywhere in a General Business District. The Licking County Planning Commission and Zoning Commission both recommended approval.

Trustee Foor moved to close the public hearing. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Resolution 14-06-03-04: Trustee Carlisle moved "resolution to adopt the recommendation of the Zoning Commission to amend the Zoning Resolution". The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote. This resolution was for the text amendment AM-14-04 to Article 9.

Resolution 14-06-03-06: Trustee Carlisle moved to deny the AM-14-03 text amendment as submitted by the Zoning Commission. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

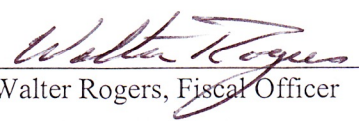
The township has to act within twenty days of closing the public hearing.

Resolution 14-06-03-03: Trustee Carlisle moved to table Resolution 14-06-03-03. Trustee Johnson seconded the motion. Discussion: Trustee Carlisle has concerns with the traffic flow on US40, easement of access for the private road, and the manufacturing zoning in this area being changed. The other concern is with spot zoning and what this area was designated during the comprehensive plan. The motion passed by unanimous affirmative vote.

Trustee Johnson moved to adjourn at 8:08 p.m. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.



John Carlisle, President



Walter Rogers, Fiscal Officer

All the resolutions as presented are on file with the Fiscal Officer.