

RECORD OF PROCEEDINGS

Minutes of

Etna Township Trustees Special Meeting

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 101-48

September 18,

2018

Held

20

The Etna Township Board of Trustees met on Tuesday, September 18, 2018 in the Etna Township Administration Building for the purpose of conducting a special meeting. The meeting was called to order at 5:30 p.m. by President Carlisle. Jeff Johnson led the invocation and John Albers led The Pledge of Allegiance. Roll call showed Trustees Jeff Johnson, Randy Foor, John Carlisle, and Fiscal Officer Walter Rogers present.

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

Trustee Carlisle moved to table the September 4, 2018 regular meeting minutes. The motion was seconded by Trustee Johnson. The motion passed by unanimous affirmative vote.

Public Comments -

Mark Schaff of 7461 National Road provided information from the WorkEconomics Committee.

New Business

JEDD4

John Albers provided a review of the JEDD4 with CRG Acquisitions and went over the modifications. Areas of the contract can be amended during the public hearing. The distributions are located on 4.2 of the contract.

Resolution 18-09-19-01: Trustee Carlisle moved "Resolution providing for acceptance of the Etna-Reynoldsburg Joint Economic Development District - 4 contract in its present form and for a public hearing of the contract" as presented on September 18, 2018, to hold a public hearing on November 6, 2018 at 7:30 p.m. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

JEDD5

John Albers reported the JEDD5 is in process and they are assisting the land owners regarding Etna Crest Boulevard.

Old Business

15345 Palmer Road Update -

Freddie Latella provided an update and stated there has been some clearing out. There seems to be a dispute on the right-of-way area. Pictures of the property were taken today and reviewed. Trustee Carlisle stated the Resolution stands and the property owner needs to comply in fourteen days. The property owner, Denise Jackson was present. Denise Jackson will permit the Zoning Inspector on his property as long as he is present.

Broyles Preliminary Development Plan

Glen Duggar, attorney representing Jonathan Wilcox, was present. Mike Reeves the sight engineer and Mike Shanesy represents the family. Glen Duggar provided an update on the history of the zoning on this property.

John Singleton reported the Zoning Commission recommended approving the plan.

The minimum square foot requirement is one thousand which is what was originally approved. John Singleton stated the minimum is 1400 square foot currently in the Zoning Resolution. The Trustees inquired about increasing the square footage requirement. Glen Duggar stated that they have not discussed increasing this requirement. He would have to discuss this with Jonathon Wilcox and the potential purchasers.

Jonathon Wilcox, Wilcox Communities, addressing square footage stated this is lower than you see today. They might have some ranches this small. When they come back with Final Development plan they can nail this down along with a builder. This will be marketed as a traditional single family development.

John Singleton explained the process. The zoning is already in place. This is the Preliminary Development Plan. It will go through the process at Licking County Planning and then a Final Development Plan will need approved.

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Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

September 18,

2018

Held _____

_____20_____

Resolution 18-09-18-02: Trustee Carlisle moved "Resolution to adopt the preliminary development plan for Broyles Farm Ltd. For +/- 78.95 acres, (parcels 010-016842-00.000, 010-017134-04.000, 010-017934-04.001, and 010-017939-06.00)" as presented. The motion was seconded by Trustee Johnson. Discussion: The Trustees will look at the square footage in the Final Development Plan. The motion passed by unanimous affirmative vote.

The Trustees discussed traffic studies on Smoke Road and coordinating them with the schools.

Prohibiting Medical Marijuana

Trustee Carlisle stated the Trustees passed a motion to have the Zoning Commission work on text regarding prohibiting medical marijuana. The Prosecutor's office has provided the Trustees with a resolution.

Resolution 18-09-18-03: Trustee Carlisle moved "Resolution to prohibit, within the unincorporated territory of Etna Township, Licking County, Ohio, all cultivators, processors, and retail dispensaries of medical marijuana, licensed under Ohio Revised Code Chapter 3796.29" as presented. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

CRG Warner Farms Rezoning

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 # 010-018132-00.000) approximately 133.99 +/- acres. The applicant is requesting a rezoning from Light Manufacturing District (M1) and Accommodation Business District (AB) to Planned Mixed Use Development District (PMUD).

The Trustees reviewed the development text that was submitted with the rezoning as Appendix D.

Trustee Carlisle discussed the map that was provided regarding the buffer and limits to the easement. Amanda Spencer will provide an updated drawing. The wetlands were discussed and the corridor protection zone. The buffer is defined in the easement. The Stream Corridor Protection Zone will be updated. The sensitive areas in Appendix D will be updated also based on the new delineation. Under Zoning Use B, which is along S.R. 310, remove NAICS Codes 541711, 541712, 561491, 561790, 561920, 561990, 621999, all of the Wood Product Manufacturing, all of the Plastics and Rubber Products Manufacturing, all of the Nonmetallic Mineral Product Manufacturing, all of the Fabricated Metal Product Manufacturing, NAICS codes 336611, 336612, 336999, all of the Furniture and Related Product Manufacturing, NAICS code 339999, 713940, and 722330. Under Zoning Use A, which is the east side of the stream, under General Business Type Uses remove all of Retail Trade, Real Estate and Rental and Leasing; under Professional, Scientific, and Technical Services remove NAICS Code 541614, 541711, 541712, 541850, 541860, 541870, 541890, 541990, and all of Accommodation and Food Services. Under the Service Structures & Screening add trash dumpsters. Under Parking and Access under On-Street Parking Prohibited add No parking signs shall be provided. In Zoning Use B add the trash dumpsters and the no parking signs shall be provided. The Trustees discussed buffering and the applicant discussed fencing in addition to the trees. This buffering should be adequate. Under Zoning Use A the Trustees verified that parks would fall under NAICS Code 712190. The Trustees discussed permitting residential in Zoning Use A that would be similar to the existing residential on Smoke Road from the SE corner of the property to the north 1400 feet to make this area residential for 33 acres. This would give them up to ten lots for residential. The applicant is fine with the additional residential area. The Trustees discussed the residential area being similar to the SER Zoning District. In Zoning Use A there is a thirty foot building height limit.

Trustee Carlisle moved to table CRG's decision until September 20, 2018 at 5:00 p.m. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Announcements and Trustee Comments -

Trustee Carlisle discussed the new garage and recommended the residents go and look at it.

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

Trustee Johnson moved to go into executive session at 7:13 p.m. per O.R.C. 121.22 (G) (1) to consider the appointment, employment of a public employee or official. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

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

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Etna Township Trustees Regular Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 1014B

September 18,

2018

Held _____ 20 _____

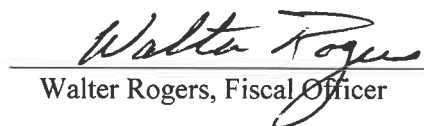
Trustee Foor moved to come out of executive session at 8:31 p.m. The motion was seconded by Trustee Johnson and passed by unanimous vote.

Trustee Carlisle moved to go into executive session at 8:32 p.m. per O.R.C. 121.22 (G) (8) to consider confidential information related to the marketing plans and specific business strategy. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote. Mr. Conkle with Southwest Licking Community Water and Sewer was invited into the executive session.

Trustee Carlisle moved to come out of executive session at 8:39 p.m. The motion was seconded by Trustee Johnson and passed by unanimous vote.

Trustee Johnson moved to adjourn at 8:40 p.m. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.


John Carlisle, President


Walter Rogers, Fiscal Officer