

Etna Township Trustees Regular Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

April 2,

2019

Held

20

The Etna Township Board of Trustees met on Tuesday, April 2, 2019 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was called to order at 7:00 p.m. by President Carlisle. Charles Hagy led the invocation and John Singleton led The Pledge of Allegiance. Roll call showed Trustees Randy Foor, John Carlisle and Fiscal Officer Walter Rogers present. Jeff Johnson was excused.

Trustee Carlisle moved to excuse Trustee Johnson. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

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

Trustee Carlisle moved to adopt the March 20, 2019 special meeting minutes as presented. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

Public Comments –

Mark Schaff of 7461 National Road discussed the use of landscaping and evergreen trees to buffer the parking area and storage of empty semi trailers when approving new developments.

Reports

Road Report - A Road Report will be provided by the next meeting.

Zoning Report – John Singleton submitted a written report. The demolition on Pike Street is completed. All of the additional costs have not been submitted. The cost will be certified and submitted to the auditor to be added to the property taxes.

Water & Sewer - Trustee Carlisle stated the reports are in the file.

Fire District – Trustee Johnson is not present to report.

Cemetery and Parks - Nothing more to report.

JEDZ1&2 - The Boards will meet after the issue with insurance is resolved.

Old Business –

JEDD1 and 4

The Trustees are waiting for information.

Purchase New Truck

The wrong truck was ordered and the township is waiting for the correct truck.

New Business –

CRG East Final Development Plan

Trustee Carlisle discussed the east retention pond being land locked. Amanda Spencer with Hull and Associates explained the property lines will be redrawn in that area. The property that will be transferred over to the other development is shown on page C304, which is the property that is zoned General Business.

The Trustees would like to have a set of updated drawings.

Trustee Carlisle moved to table until April 17th (2019) at 5:00 p.m. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

Trustee Carlisle discussed the New Community Authority and requested it on this property.

At this time the buffering plan is a fence with slats. Trustee Carlisle requested a mound of trees on the freeway side and to buffer the truck areas. The sanitary lines will not allow trees so a fence with slats will be used.

Broyles Final Development Plan

John Singleton discussed the meeting with Licking County Planning Commission regarding the entrance off of Refugee Road being modified to a full access and they granted them a variance to not install a turn lane. LCPC also approved a variance for the site distance for the Smoke Road entrance onto Broyles Crossing. The Zoning Commission recommended approval.

Glen Dugger was present representing the developer. This plan complies with the original plan. The variance with Licking County was needed because of required changes in their regulations.

RECORD OF PROCEEDINGS

Minutes of

Meeting

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Public Comments

Mark Schaff of 7461 National Road discussed the density and price of the homes. The zoning text permits a thousand square foot homes and this is what the developer plans on building.

Nancy Duncan of 9152 Smoke Road discussed the variances being approved by Licking County had conditions and she wanted to know what those were. She also inquired on the buffering along her property and when did she have to decide whether to connect or not connect to the road. John Singleton stated one of the conditions was they had to provide an easement off of Broyles Crossing onto her property from the north and if she decides to bring her driveway off of Broyles Crossing then she has to cut off the driveway going to Smoke Road. The time line was when they platted phase three, so she would have to decide prior to that plat. The buffering is on page eleven on the plan submitted which shows bushes and pine trees. These will be maintained by the Homeowner's Association.

Mark Schaff inquired on the less expensive homes and feels this is a tax burden on the residents and school district and believes the developer committed to more expensive homes in a public hearing, less density with more expensive homes. Trustee Carlisle stated that the developer is going by the Planned Unit Development (PUD) zoning that was approved at that time.

Trustee Carlisle pulled the minutes from the Trustees meeting when the PUD zoning was approved and asked who Jack Reynolds was and he is Glen Dugger's partner. Jack Reynolds presented 193 single family homes on 17.65 acres of open space to be maintained by the Homeowner's Association. The average lot size was sixty by one thirty and the homes were 18,000 to 21,000 square foot on October 18, 2000. Glen Dugger stated it has always been 1,000 square foot. What was approved was approved in March of 2001. Trustee Carlisle has the minutes from the Trustees meeting on March 29, 2001 and he has not been able to find it in any of the Trustees meeting minutes, the documents that were submitted. Trustee Carlisle confirmed the cul-de-sac being forty-eight feet. Trustee Carlisle discussed the Zoning Commission meeting minutes when the PUD was granted regarding the order of the development where Mr. Reynolds stated the infrastructure would be first then the developing of the individual lots would start from there. Mr. Dugger stated that was from 2001 and they have submitted a plan to the county which commences construction and proceeding south. Trustee Carlisle stated the original plan has five phases. In the actual Zoning, the PUD states that the construction will commence thereafter with initial work starting at the access point on Smoke Road and moving westward. This was approved in the PUD zoning text which requires the development to start on Smoke Road. It is also on page 2E which Mr. Dugger should have a copy of.

Mr. Dugger explained that it was changed because of the full access approved on Refugee Road. Trustee Carlisle explained the zoning text states you will start on Smoke Road and the only way to change your zoning is to go back thru the process. The PUD Text will have to be amended. The Licking County Planning Commission cannot change the Etna Township zoning text. The Trustees cannot approve the Final Development Plan with the phases as presented. The file copy matches what the developer submitted. Mr. Dugger only had pages 1, 2, and 3. Mr. Carlisle stated it was provided in the application. Mr. Dugger stated he does not know if that was presented in the 2001 minutes.

Jonathan Wilcox, who is the developer, asked if the township's concern is that they start at Smoke Road or are they concerned with the legality of the text. Trustee Carlisle explained the township cannot vary from the zoning that was passed. Trustee Carlisle explained the subdivision was approved to start at Smoke Road and go to Refugee Road, lot one on the drawing is at Smoke Road. To change the language you have to start the process for a rezoning.

Glen Dugger stated it has been a process to determine what was approved in 2001. Trustee Carlisle stated the applicant has two choices for the Trustees to table the decision or for them to deny the Final Development Plan. The developer has worked on their engineering for over six months with the plan to start on Refugee Road and did not realize this was an issue.

Trustee Carlisle has concerns with the development starting at Refugee Road because the bridge is going to be expensive to go over the stream and his fear is Phases 1 and 2 will be completed and Phase 3 will be abandoned. The applicant requested this be tabled.

Trustee Carlisle moved to table the Broyles Farm Subdivision Final Plat until April 17th (2019) at the 5:00 p.m. meeting. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

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ODOT Salt Contract

Trustee Carlisle stated the township still has to purchase 125 ton of salt. The road crew has installed concrete barriers to hold 75 tons more of salt. The township will have 550 ton of salt going into next winter. We have to meet 90% of what we contract. The Trustees discussed how much salt to purchase. This will be addressed at the April 17, 2019 meeting at 5:00 p.m.

Licking County Mosquito Contract

Trustee Carlisle moved to approve that Randy Foor is the authorized representative, not to exceed \$2,500 dollars for the season for the Licking County Mosquito Contract. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

Credit Card Policy

Trustee Carlisle stated our policy was sent over to the Prosecutor's Office after the Trustees attended the seminar and there are some minor changes. This will be addressed at the April 17, 2019 meeting.

Announcements and Trustee Comments -

Trustee Foor thanked Trustee Carlisle for researching Broyles Farm prior to the meeting. Tonight was the first Trustee Foor had seen the information.

Trustee Carlisle discussed CRA's and the Tax Incentive Review Council (TIRC) annual meeting. There are twelve CRA's in Licking County and eight of them are in Etna Township. Etna Township is the Economic Engine in Licking County.

Zoning Fees

John Singleton explained that a resolution was prepared based on the discussion from the previous Trustee meeting. The only amount that has been modified is line 14. The amount of \$50 dollars for a late fee was recommended after discussion with the Prosecutors office which is based on incurred cost. Trustee Carlisle explained the need for a late fee.

Resolution 19-04-02-01: Trustee Carlisle moved to pass "Resolution to Amend the Zoning Fee Schedule" for late fees at \$50 dollars as presented. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote

Fiscal Officer Report

March 1, 2019

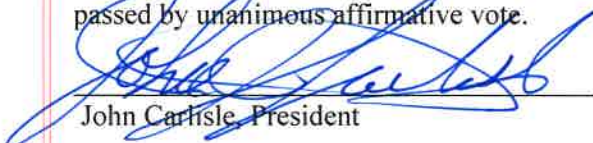
	Receipts	Expenditures
General Fund	\$651,753.18	\$112,975.58
MV License Tax	\$2,840.95	\$5,011.30
Gasoline Tax	\$9,299.84	\$13,716.63
Road & Bridge Fund	\$462,174.72	\$24,204.62
Cemetery	\$0.00	\$0.00
Special Assessment	\$307.20	\$286.13
Misc. Special Revenue	\$0.00	\$0.00
Misc. Debt Services	\$0.00	\$0.00
Misc. Capital Projects	\$0.00	\$0.00
Road Right-of-way Permit	<u>\$2,500.00</u>	<u>\$0.00</u>
Total	\$1,128,875.89	\$156,194.26

Funds Total March 31, 2019 is \$4,373,619.59

F/O Rogers stated the township took in \$4,128,000 dollars and that \$640,000 dollars was first half real estate, \$192,000 was 2018 JEDZ1, and \$213,000 was 1st quarter JEDZ2 which is Amazon for \$1,044 dollars.

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

Trustee Carlisle moved to adjourn at 8:16 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.