

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held July 8, 20 2020

The Etna Township Board of Trustees met on Wednesday, July 8, 2020 at the Etna Township Garage for the purpose of conducting a special meeting. The meeting was called to order at 6:00 p.m. by President Carlisle. Jeff Johnson led the invocation and Roger Hayes led The Pledge of Allegiance. Roll call showed Trustees Jeff Johnson, Randy Foor, John Carlisle, and Fiscal Officer Walter Rogers present. Trustee Carlisle read the Public Hearing Requirements.

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

Public Hearing

The application was submitted by Ron Sabatino for parcel 010-018102-00.000 to rezone from Agricultural District (AG) to Planned Mixed-Use Development District (PMUD). The parcel is located on Refugee Road East of SR310 and West of Smoke Road.

RJ Sabatino with T&R properties presented an overview of the plan. The plan is for a maximum of one hundred and eighty-one single family homes. The developer has broken the development into zones. Zones one and two allow for fifty-two foot lot widths with 14,000 square foot home minimums. Zone three is adjacent to the Cameron Chase Subdivision and allows for sixty-three foot lot widths and 1600 square foot home minimums. The development also has open space and a walking foot path. The applicant is requesting five foot setbacks. The Zoning Commission recommended seven foot setbacks with a masonry requirement. The applicant is requesting seven foot side yards setbacks excluding roof overhangs along with no requirements for masonry on the exterior walls.

Ron Sabatino with T&R Properties discussed the side yard setbacks and feels the trend for today are the smaller lots with the lots being maintained by the developer and the Homeowner's Associations.

John Singleton discussed the side yard requirements in zoning districts in the Zoning Resolution.

The Trustees discussed the location of the air conditioners and other structures in the setbacks. They have concerns with the property owner's being able to access their rear yards and not having to cross over their neighbors properties. They discussed Cross Easements to access the back yards. Ron Sabatino explained in the deed restrictions the Homeowner's Association will handle the Cross Easement Agreements. The Trustees discussed the enforcement of the deed restrictions and the Township Zoning Department being placed in the middle. The township does not have the authority to enforce deed restrictions. The deed restrictions for this development will be the same as the Villas at Cumberland with the exception of the HOA cutting the grass. Fences will be prohibited except for invisible fences. The sidewalks being near the side yards were discussed. There will be no sidewalks in the side yards except possibly the model home. Licking County might require some fencing in the development. The Trustees discussed the fencing restrictions.

The Trustees discussed parking on the street because there is no parking on the fire hydrant side of the road for emergency access. The post office is requiring community mailbox locations instead of mailboxes on the road.

The Trustees discussed alternating five foot on one side and ten foot on the other so this gives fifteen feet between each house. It will appear even between the houses, like seven and a half feet and seven and a half feet.

The developer will make the changes to the side setbacks and the fencing requirement. The developer will also address the location of the air conditioner units. So if the air conditioner is located on the side it will not be in the side yard setbacks. The roof overhang is permitted in the setback.

The Trustees discussed the material being used on the side to protect from a fire. The Zoning Commission recommended the Trustees approve the development with building material required to protect from a fire. Ron Sabatino explained that building codes already requires this. The language is already in the text.

RJ Sabatino explained the improved green space. In Zone Two there will be an area that is benched, a park like area for the residents to use. The HOA will be responsible to maintain and there will be sidewalks, paths to this area. The Trustees discuss moving some of the other reserve areas on the Preliminary Development Plan.

The Trustees discussed the construction entrance being off of Refugee Road. The last phase will connect to Cameron Drive but the construction traffic will not enter from Cameron Drive.

Trustee Carlisle moved to recess the public hearing until Monday, July 13, 2020, at 5:00 p.m. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3338 FORM NO. 10148

Held July 8, 20 2020

Old Business -

No Parking Signs at 109 Ravines Edge Court

The Trustees discussed the parking issues on Ravines Edge Court and reviewed some pictures that were provided. The Trustees discussed the fire regulations in cul-de-sacs. The Trustees decided to extend the no parking restrictions to the ADA ramp at the sidewalk on both sides of the street.

Resolution 20-07-08-01: Trustee Carlisle moved "Resolution to prohibit vehicle parking within the established right-of-way on Ravines Edge Court in the Longwood Crossing Subdivision", that attached in Exhibit A is a map highlighting the areas where the parking prohibition shall be effective. The motion was seconded by Trustee Johnson. Discussion: This will be published in the paper and displayed in at least five locations in the township for public viewing for thirty days. The signs will have to be installed for thirty days prior to enforcement. The parking should be enforced starting on August 8th, 2020. The motion passed by unanimous affirmative vote.

New Business -

Labor Day Fireworks Display

Ron Sabatino and the Trustees discussed having an Annual Fireworks Display for the township at the Cumberland Trail Golf Course. Ron Sabatino discussed having other businesses in the township participate in sponsoring this event. Eventually this could be moved to a park. Due to the Covid-19 the township moved this from July 4th to Labor Day. The Trustees discussed concerns with the Covid-19 and will monitor the situation.

Trustee Carlisle moved that the township supports having the Etna Township Fireworks on Sunday, September 6, 2020 in conjunction and partnership with the local businesses which will be named at a later date. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

Trustee Johnson moved to adjourn at 7:31 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.