

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held July 29, 20 2020

The Etna Township Board of Trustees met on Wednesday, July 29, 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 Walter Rogers led The Pledge of Allegiance. Trustee Carlisle read the Public Hearing Requirements. 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 Foor and passed by unanimous affirmative vote.

Public Hearing

Trustee Carlisle opened the application submitted by Connie Klema for 66.07 acres located on Hazelton-Etna Road - parcel #'s 010-018120-00.056 (.062 acres), 010-018624-00.00 (.230 acres), 010-017460-01.000 (13.37 acres), and located on South Street parcel 010-018120-00.000 (51.85 acres); to rezone from Agricultural District (AG) to Planned Mixed-Use Development District (PMUD). The parcels are located south of South Street, east of Lynns Road, west of Hazelton-Etna Road, and north of I70.

Connie Klema was present representing the property owners. The text will be specific and then they will present the Preliminary Development Plan. The applicant has been working with the Licking County Planning Commission. The applicant has also met with the property owners to the west. Connie Klema reviewed the site and what is being proposed this evening. The mixed use is of residential and commercial. The residential portion is for apartments or condominiums by Redwood Development. Redwood Development will remain as the managers to the property. They are proposing a maximum of 130 units of apartments.

Ryan Miller of 1157 South Street discussed the Redwood Development in Pataskala and feels it would be good for the township.

The out parcels are all included in this application. The previously approved development is being proposed with this one as a joint effort. If this development is not approved the current zoning remains as it is. The out parcels will be marketed for commercial uses; possibly office or restaurants, all of the uses that are presented. At this time there is no cross access into Orchard Glen. They will request a variance with the Licking County Planning Commission. The only entrance will be at Etna Crest Boulevard. They will have an emergency access but they have not finalized it at this time.

These apartments will be similar to the Redwood Development in Pataskala.

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

The Trustees discussed on page 54 of the Future Land Use Plan it calls for Single-Family Dwellings and the lots should be on an improved public street, not a private road. The Trustees discussed connectivity to the adjacent subdivision. The connectivity is a county requirement. The Trustees reviewed the plan.

Connie Klema stated the connectivity does not have anything to do with the text. After the text is approved and the thirty day referendum period is over the applicant will apply for the plan. Connie Klema does not feel The Future Land Use Plan under the Gateway description restricts apartments.

The Trustees discussed the number of apartments and/or condominiums. This is not a mixed use development because Mr. Altoff is already approved for his commercial development. This area should be more about retail then residential. Connie Klema does not feel this is a good retail site because it does not have frontage to SR310 and this is better for residential.

Trustee Carlisle moved to table the decision until August 4, 2020 at the regular Trustee Meeting. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote. The Trustees will forward any questions to the Zoning Office for answers.

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Old Business -

Broyles Family Farm

Jonathan Wilcox, the applicant for the Broyles Family Farm Final Development Plan, requested the Board of Trustees open this back up and reconsider their decision. The developer has been working on this for two and a half years. The developer would like more time to address concerns the Trustees have with the plan.

Trustee Carlisle explained the key factors for the board to reconsider and the Board of Trustees would need to be presented new information. Jonathan Wilcox discussed providing a bond for the bridge for Phase Three. Trustee Foor would support John Singleton and John Carlisle taking time to review the application. The thirty day appeal time has started and the options were discussed. The prosecutor's office has given the Trustees advice not to discuss until after the appeal time has expired.

Coronavirus - COVID-19

Trustee Carlisle discussed the office coverage with John Singleton. John Singleton is in the office on Monday and Laura Brown is in the office on Tuesday and Wednesday. There is no public access to the building. The public will submit paperwork via the mailbox. The public can come to the building on Monday, Tuesday, or Wednesday. John Singleton is not scheduled in the office every week. The Trustees discussed overlapping the office coverage on Tuesday. The Trustees discussed the requirement of wearing the mask in the office.

DCA Agreement - This item will be discussed on August 4, 2020.

No Parking - Ravines Edge Court

Trustee Carlisle discussed the resolution for no parking on Ravines Edge Court. A resident in Longwood Crossing requested the exhibit be modified for the No Parking on Ravines Edge Court. From the cul-de-sac back on the opposite side of the fire hydrant be removed and on the fire hydrant side back to the edge of the driveway.

Trustee Carlisle moved to amend according to the drawing Exhibit A-1 to remove the No Parking Section from the start of the cul-de-sac towards Deerpath Court to the end by the handicap access ramp as drawn on this drawing (the south side) from the no parking restriction. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

New Business -

No Parking in Jardin Manor/Willowbrook Subdivision

The township has received a complaint about parking in the cul-de-sac on Aster Court. Trustee Carlisle has spoken with the resident who is parking in the cul-de-sac and they have requested a two hour parking limit. The Trustees discussed who would enforce and access for the fire department. The Trustees are going to do one cul-de-sac at a time.

Zoning Resolution - Section 1015 Noise and Section 1016 Vibration

The Trustees discussed these sections because the township received a complaint from a resident. John Singleton discussed limiting the hours of operations for construction. The township cannot restrict construction by setting hours for construction per the Prosecutor's office. The issue is enforcement of a noise resolution. The requested modification in the text from the resident does not comply with Ohio Law. The township would need to purchase a vibration meter and then determine who would be trained to use it and enforce it.

Public Comments

John Kennard of 10785 Palmer Road discussed a construction project in the area and whether the building is constructed to spec. He discussed the Kohl's building and the height of the privacy fence that they committed to building. John Singleton stated the maximum height of the fence is limited to ten foot. John Kennard stated they committed to an eight foot fence with barb wire. John Singleton will look into the fence height prior to them receiving an Occupancy Permit. They also discussed the drainage requirements for this site.

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Doris Caceres Schumick of 9136 Mink Street discussed her concerns with the increase in noise in Etna Township. She discussed the wording of the sections in the Etna Township Zoning Resolution regarding noise and vibration. She also referenced Senate Bill 114 that was passed in 2019 regarding noise.

Ron Sabatino of 3895 Stone Ridge Lane commented that construction will always have noise and vibrations. The township might be able to restrict the construction to normal business hours.

Trustee Carlisle stated the issue the Sheriff's office has is the enforcement. When the sheriff deputy pulls up the noise will stop and they have to be able to record the noise for fifteen minutes and it has to be as loud as someone running a jack hammer. The Trustees discussed the enforcement after the noise resolution is passed.

629 Funds Contract with JobsOhio - This item will be discussed on August 4, 2020.

629 Funds TPA Reimbursement - This item will be discussed on August 4, 2020.

Grading - Garage Parking Lot

Trustee Carlisle discussed the grading of the garage parking lot. It does not appear that the township will be funded for any OPWC funds this year. Trustee Carlisle discussed the grading with Dan Taylor and received an estimate of \$3,500 dollars. This is to finish the paving inside the fencing. Trustee Carlisle will discuss the paving project with Shelly Company and obtain a quote.

Trustee Carlisle moved to approve up to \$5,000 dollars to Dan Taylor to grade the parking lot. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

The Trustees will schedule the Pulte Hagy rezoning for August 19, 2020 at 6:00 p.m. at the garage.

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

Trustee Johnson moved to adjourn at 7:43 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.