

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held _____ August 26, _____ 20 _____ 2020

The Etna Township Board of Trustees met on Wednesday, August 26, 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 John Carlisle 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.

Trustee Carlisle moved to adopt the August 4, 2020 Special, August 4, 2020 Regular and the August 15, 2020 regular meeting minutes as presented. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

New Business -

Coronavirus Aid, Relief, and Economic Security (CARES) Act

Resolution 20-08-26-01: Trustee Carlisle moved "Resolution requesting Etna Township's Share of the Coronavirus Aid, Relief, and Economic Security Act (The Cares Act)" as presented. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

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

Public Hearing

Trustee Carlisle opened the public hearing for application submitted by Scannell Properties for property owners Robert and Judith Reelhorn located at 11176 National Road to rezone from Agricultural District (AG) and General Business District (GB-1) to Planned Mixed-Use Development District (PMUD). Trustee Carlisle introduced David Hodge with Underhill & Hodge LLC representing the applicant, Scannell Properties and explained the format for the hearing.

David Hodge presented for the applicant. Scannell is working with Bob and Judy Reelhorn on rezoning their 92 +/- acres at the southeast corner of Tollgate Road and US40. The applicant presented a map with the top drawing showing what was being discussed this evening and the lower portion of the drawing was what was presented at the Zoning Commission public hearing. The northern section is zoned General Business and the southern area is zoned Agricultural District. They are requesting a rezoning for the entire parcel to Planned Mixed-Use Development District PMUD to accommodate the development of the property for manufacturing use. The PUD provides the township more control over what would be developed on the property versus a straight zoning district. The Etna Township Comprehensive Plan provides for a mix of uses being commercial and residential with the Northwest Quadrant being heavily zoned for manufacturing. This area is where the community will see the most progress in job creation and revenue generation and should be the location of major industrial and business growth in the future. This would be consistent with the Etna Township Comprehensive Plan. David Hodge provided three exhibits that the Licking County Engineer's office provided him which were Aerial Maps of the property from 2006, 2009, and 2019 with the Reelhorn Property highlighted in yellow. This quadrant is heading in the direction of the comprehensive plan. The applicant is proposing one million two hundred and sixty three thousand five hundred square feet of business growth which is a reduction of what was proposed to the Zoning Commission.

David Hodge reviewed the process with the Board of Trustees. The Licking County Planning Commission and Staff recommended approval of this proposal. The Etna Township Zoning Commission did not agree with the Licking County Planning Commission and is in front of the Trustees with a split vote. Since the amendment was in front of the Zoning Commission the developer has reduced the number of buildings from three to two and reduced the square footage by five hundred and eighty-six thousand five hundred square feet, and building height from 110 to 50 feet. The applicant has not submitted the modified plan to the township at this time.

David Hodge discussed the Traffic Impact Study with the Trustees. The study recommends a Traffic Signal at Tollgate Road and US40, improvements on US40 both to the east and west side of Tollgate Road, and improvements of Tollgate Road south of US40. David Hodge entered into the record the portion of the Traffic Impact Study that provided the conclusions of the study. David Hodge discussed meeting with Bill Lozier and Mr. Lozier provided him with an exhibit showing a proposed truck route to help alleviate traffic congestion that would create a new bridge over I70. Trustee Carlisle explained that this is part of the 161/33 Thoroughfare Plan.

David Hodge discussed the revenue this project would generate and provided a conceptual plan showing two buildings. The project will be completed in two phases with the southern building constructed first.

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held _____ August 26, _____ 20 _____ 2020

Public Comments

Roger Digel-Barrett of 533 Ballman Road inquired on tax breaks for this company. Trustee Carlisle explained that has nothing to do with a rezoning request.

Christina Eddy of 9790 Tollgate Road stated her main concern is property values and traffic on Tollgate Road. She discussed the number of accidents on Tollgate Road. Christina Eddy has been circulating a petition against this rezoning.

Karen Combs of 9700 Lynns Road is totally against this rezoning. She has issues with water and has concerns with the traffic and discussed all the warehouses in the township.

Mike Kerner of 8623 Watkins Road is in support of the proposed change and discussed the negative effect with residential development. Mr. Kerner has major concerns with the water aquifers in the area and additional residential development affects the schools.

Phillip Eddy of 9790 Tollgate Road is against this development. He has concerns with property values and traffic.

Vicky Helsel of 9646 Lynns Road discussed the zoning in the area and does not feel this is zoned for this type of use and discussed the Etna Township Comprehensive Plan. She has concerns with traffic and discussed the trucks backed up on US40. She has concerns with her property value.

Tom Cooper of 9752 Lynns Road is opposed of this development and he agrees with the Zoning Commission who voted this down. He has concerns with traffic and feels that is a bad intersection. He discussed keeping the rural atmosphere.

Tresa Cooper of 9752 Lynns Road concurs with a lot of the issues and has concerns with the traffic and safety for the children. She has concerns with the air pollution and other environmental issues.

Matt Beal of 10615 Loop Road supports this rezoning.

Matthew Harvey of 9596 Lynns Road is in support of the Zoning Commission denial of the rezoning and is opposed to this development. He has concerns with traffic, safety, property values, light pollution, air pollution, and other environmental issues. He has concerns with the proposed buffer zones.

Kurt Lovel of 9496 Tollgate Road is for the rezoning and supports this development.

Judy Newman of 9630 Lynns Road concurs with the other people and strongly opposes this development.

Peggy Williams of 9077 National Road owns Refugee Canyon and supports this development. She discussed the revenue generated from a business versus residential and the impact residential developments have on the school district.

LaVergne Pabian of 7580 Palmer Road is in favor of this change in zoning and supports commercial. A residential use would create more traffic and impact to the schools.

Robert Stillwell of 1325 Basilwood (Baltimore) is a property owner in the township and he is in favor of this rezoning.

Charles Hagy of 14097 Palmer Road is in favor of the rezoning and feels the township needs a mix of homes and development in the township. He feels the Reelhorn's should have the right to sell their property. Mr. Hagy discussed the revenue that the manufacturing has brought to Etna Township and the money generated from JEDZ and JEDD areas.

Rob Martin of 5130 Palmer Road is a land owner in Etna Township and he concurs with Peggy Williams, LaVergne Pabian, and Charles Hagy. The township can choose a project that will provide revenue to help the township address traffic, if it goes to houses the township may not have the revenue to address traffic.

Ralph Corum of 7890 Palmer Road is a land owner in Etna Township and is in agreement with everyone that is for this development and feels Mr. and Mrs. Reelhorn have the right to sell their property. He feels the Trustees need to look at what benefits everyone in the township.

Matt Langel of 7749 Blacks Road grew up in Etna Township and his family's home is still here. He discussed the development that was started fifteen years ago around Etna Parkway and feels that was expected in this area. He is in favor of this rezoning and does not feel the township needs more housing in this area.

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held _____ August 26, _____ 20 _____ 2020

Matt Barford of 5480 Lake Drive grew up in Reynoldsburg and is a property owner in Etna Township. Mr. Barford discussed development around his house and the rights of property owners. He is in favor of this development.

Vicky Helsel of 9646 Lynns Road stated these people do not live in this area and does not feel this development needs to be commercial and feels it needs to be across the street.

Ryan Davis of 8807 Watkins Road does not have a recommendation on either side and discussed a comprehensive plan for the township to guide the development for this area and road improvements to Tollgate Road.

Bob Reelhorn of 11194 York Road presented 54 letters supporting the rezoning. He has been around this property all of his life. He feels this is the best use for Etna Township.

Zack Sammons of 10312 Loop Road is in support of Mr. Reelhorn and lives in Etna Township. The township will have no control in residential but with a PMUD the township has control.

Judy Reelhorn of 11194 York Road discussed the impact to the residents on Tollgate Road and Lynns Road. She stated they are not getting any younger and will not be able to farm forever. They have tried to be a benefit to this community and be a good neighbor. They feel this developer is going to be a good way to go and they trust them. She feels this is the best use of the ground.

Renee Hartley of 11048 York Road is proud to work in one of the warehouses in Etna Township. She feels this is a great development and does not want to see more houses that will impact the schools.

Mark Jones of 10350 Watkins Road works for the Reelhorn's and he is for this development. He discussed the water issues on Lynns Road.

Danny Waddle of 8010 Stemen Road owns the property at 11045 National Road and is for this development. He does not want to see a housing development on this property. He would like to see a traffic signal at Tollgate Road and does agree with the traffic concerns in this area.

Rachel Fraker of 9764 Tollgate Road feels the Reelhorn's should be able to sell their property. She has concerns with the traffic and the safety of her children. She has concerns with the developer promising to improve Tollgate Road and installing the traffic signal. The presence of the deputy in the area has helped.

John Carlisle explained the process and this is a public hearing for the rezoning. The Trustees will review the documentation that has been provided by the applicant/developer. If the rezoning is approved then the applicant will have to have a Preliminary Development Plan approved by the Zoning Commission and then the Board of Trustees. The Preliminary Development Plan will address improvements to Tollgate Road. Then the applicant will have a Final Development Plan approved by the Zoning Commission and the Board of Trustees. Both the Preliminary Development Plan and Final Development Plan can be approved as submitted or amended.

Rick Ulery of 10929 York Road wanted to be on record in support of this proposal.

Debbie Amspaugh of 11231 Palmer Road agrees that the traffic is horrible but feels it can be taken care of when it's enforced. The precedent has been set for this area and feels it should be rezoned for industry.

Christina Eddy of 9790 Tollgate Road submitted a copy of a petition with 84 signatures of residents from the area against the rezoning.

Mike Fitzwater of 8119 Palmer Road discussed traffic and he is for the rezoning to help with the tax burdens of the landowners.

Bill Hartley of 11048 York Road is in support of the zoning change and feels this change will benefit the township. He is strongly in support of the rezoning.

David Hodge stated they have a legal obligation to make the improvements that the traffic study requires. They will work with the township and neighboring property owners to help with the noise and lights. They will work to improve the storm water issues.

John Carlisle discussed having Bill Lozier attend a meeting to discuss the traffic concerns.

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held August 26, 20 2020

David Hodge waived the twenty day requirement and agreed to extend it to thirty days to allow them to come back with reviews and to have Bill Lozier attend to explain the traffic issue in more detail. The Trustees will schedule a meeting for September 2, 2020 as long as Bill Lozier can attend the meeting.

Trustee Carlisle moved to close the public hearing at 7:57 p.m. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

The next meeting will be scheduled for September, 2, 2020 at 6:00 p.m.

Trustee Johnson moved to adjourn at 7:59 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.