

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held _____ September 9, _____ 20 _____ 2020

The Etna Township Board of Trustees met on Wednesday, September 9, 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 Johnson moved to pay the bills. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

Old Business -

To consider the 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). The public hearing was closed on August 26, 2020. The Trustees have received the requested modifications from the applicant.

Bill Lozier is representing the Licking County Transportation Improvement District (TID) and is working on a study of the traffic in this area. He provided an overview of what the TID does and explained how the township and county is governed by the Ohio Revised Code.

The township approached the TID about a Circulator System to help with the truck traffic and congestion. Bill Lozier referenced the Etna Parkway Project and discussed extending the road over I70. Bill Lozier provided a map of the proposed plan. Trustee Carlisle would like to see a full or partial interchange, which requires a lot of Federal requirements from the Federal Highway Administration. This loop would provide a relief on the truck traffic. It is easier for a truck to make a right turn versus a left turn. They have initiated traffic studies at these interchanges and impact studies in this area. This development is on Tollgate Road and will be supported with the traffic studies in this area. This concept is in the study phase. These improvements will not leave any parcel landlocked regarding access. Bill Lozier feels Etna Township has done a great job trying to stay ahead of the traffic issues in the township.

If the rezoning is approved then the TID will work with the developer to help handle the truck traffic from their development which they have had some discussion regarding already. The MORPC Study included a junction from US33. Bill Lozier has worked with Fairfield County TID and Violet Township regarding truck traffic. The law does not allow counties to prohibit truck traffic like a city can. A north south road from Etna to Violet township would help the townships but not the City of Pickerington.

The bridge over I70 on Tollgate Road is owned by O.D.O.T. not the county so it would be up to O.D.O.T. to close the overpass. Bill Lozier does not know why they would want to maintain two bridges so close together and an alignment with Etna Parkway would help with the truck traffic and make a thru route and get the trucks away from the cars. This development would have access from Tollgate Road.

The Trustees discussed the Traffic Study and the full study has not been provided to the township but has been provided to the Licking County Engineer's office.

The Trustees discussed the proposed site plan with two buildings on the property and verified the three entry points on Tollgate Road and one on US40. David Hodge explained the access point on US40 will be a right-in right-out only going east bound on US40 for all traffic. On Tollgate Road they currently propose four access points and are currently working on these access points and this plan with Licking County and the township and stated this is not the final plan. One access is from the auto lot and the two down further are for truck access which they are studying the possibility of combining two accesses. The southern will be predominately auto but the trucks could access also. This is a concept and they will be back with the Preliminary Development Plan and Final Development Plan after they complete the Traffic Studies. The Trustees discussed two of the entrances being too close together and recommended combining them. They also discussed the other entrances and possibly combining them also. The Trustees discussed the entrances with the developer. They discussed keeping the auto and truck traffic separate for safety. The text will need to be approved this evening regarding the access and then site specific with the Preliminary Development Plan and Final Development Plan. The developer is currently working with the Licking County Engineer's office on the Traffic Impact Study and will make modifications from their recommendations and approval by the Board of Trustees.

The application in front of the Trustees is the original application and will be modified this evening. The text regarding access and entrances on Tollgate Road will need to be amended.

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held September 9, 20 2020

The Trustees discussed the location of the Building B from the right-of-way. Building B is setback 100 feet from the US40 road right-of-way which is currently approximately 260 feet to the corner of the building.

The dock doors are proposed on the North and South sides of both buildings and not on the west or east sides.

The Developer has already held a TRC with the Licking County Planning Commission. David Hodge discussed the recommended improvements to Tollgate Road. There will be turn lanes on US40. At the north end of Tollgate Road they will have an additional turn lane and south they will be widening for a third lane for a left turn lane. All the way south on Tollgate they will have three lanes with tapering. The Traffic Impact Study is currently being reviewed by the Licking County Engineer and the developer will make the modifications recommended at the time of the PDP, FDP, and the Licking County Subdivision Regulations. The residents will be protected to access their driveways and not be concerned with a semi truck rear ending them. The widening will occur on the east side of Tollgate Road and not affect the residents on the west side. The language will be added to address this during the PDP and FDP approvals. Tim Volchko was the engineer representing the applicant and discussed the three lanes. The Trustees would like to see curb and gutter on both sides of Tollgate Road which will improve the drainage in this area also.

The Trustees discussed the available square footage and during the public hearing it was modified to one million two hundred sixty-three thousand five hundred square feet. The building height was also modified to fifty feet. The Trustees reviewed the recommended text amendments and verified with the developer where the modifications needed to be made.

The Trustees discussed the language regarding signage that was proposed in the text. The language regarding supersedes needs to be changed to the sign section of the Zoning Resolution which is already mentioned in the text and section six will be eliminated entirely.

The development standards states it will develop over time and both buildings could be developed at the same time. This should be developed in the next three years. The text will be modified to have the FDP submitted and approved within three years after the rezoning is approved under the Development Standards C1. If the text does not meet this text then it falls back to the Etna Township M-1 Zoning Resolution. The language addressing this will be added to the beginning of the text amendment.

The Trustees discussed the permitted uses for this PMUD and suggested which items to remove.

Mark Ford, architect for the applicant, discussed the need for accessory structures that would support the main building versus an accessory use. A fire suppression building or trash enclosure would be an accessory structure. The Trustees discussed moving the Accessory use/Structure to Conditionally Permitted Use and the Board of Zoning Appeals can approve those uses.

The Trustees took a recess at 7:30 p.m.

The Trustees and the applicant reviewed the manufacturing NAICS codes. The items that may have a use that would be a nuisance to the residents were removed entirely or moved to a Conditionally Permitted Use. The applicant does not want the NAICS Codes A-R under Conditionally Permitted Uses but did recommend items to be added under Conditional Use approval.

The Trustees discussed the recommended buffering and protecting the surrounding residents. The applicant would like to install a sound wall to protect the residents on the east side of the property. The sound wall would go on their side of the property line. They have hired a firm to research how tall the wall needs to be to address the noise. The walls are typically sixteen feet tall and are installed closer to the source of the noise. Between the wall and the residents there will be landscaping to beautify the area between them and the buildings. The lights will be directed towards the buildings with shields to help with the light pollution. The applicant will add language to address the sound wall and the light pollution measures. The buffer and building set back was discussed along with location for the sound wall on the east side of the property. The building setback will be modified from thirty-five feet to one hundred feet on the east side.

The public does not want to see all the dock doors or semi trailers and discussed having a mounding with trees to block the docks and semi trucks. The landscaping and buffering was discussed. Language will be added that states this will be addressed in the PDP or the FDP. The minimum building setbacks from I70 were discussed. The building setback from US40 is two hundred and fifty and building setbacks will be addressed during the PDP approval.

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held _____ September 9, _____ 20 _____ 2020

The signs will be in compliance with the Zoning Resolution.

The parking will be approved as part of the Preliminary Development Plan approval.

The lighting will be in accordance with the M-1 section of the Zoning Resolution.

The Trustees confirmed that the road improvements, buffering, and items to protect the residents will not be delayed if the rezoning is approved. David Hodge assured the board that they will not be delayed and he will provide the Trustees along with John Singleton a red line version of the modifications for approval. Any amendments will not only go back to the Zoning Commission but also to the Trustees for both text or Final Development Plans.

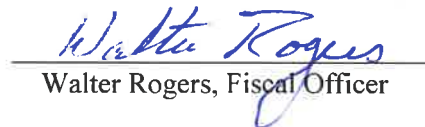
The fence requirements around a trash container area were discussed and it is addressed in Section 1006 of the Zoning Resolution and will be added to the text. The fencing for security has a maximum height of eight feet and will need to be modified in the text if they want taller. The fencing is under Section 1005 in the Zoning Resolution. Adding the detailed specifications on the buffering and the fencing in the text was requested.

The Trustees will schedule a Special meeting for September 14, 2020 at 5:30 p.m. to discuss this text amendment.

Trustee Foor moved to adjourn at 9:15 p.m. The motion was seconded by Trustee Johnson 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.