

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held _____ September 23, _____ 20 _____ 2020

The Etna Township Board of Trustees met on Wednesday, September 23, 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.

New Business -

Rezoning Tollgate Road

John Singleton presented a request from several residents along the west side of Tollgate Road that petitioned the township to rezone their properties to General Business District. The petitioner was Rachel Fracker. There are fourteen parcels and she has received seven signatures and John Carlisle spoke with Larry Walker and he approves the rezoning. Mr. Gobel owns two parcels and has signed the petition.

Trustee Carlisle moved to forward to the Zoning Commission a recommendation to have the zoning changed, for them to start the process. The motion was seconded by Trustee Johnson. Discussion: This does not include the cemetery, just the properties on Tollgate and Carpenter Drive that are not General Business District currently. The township will contact the cemetery regarding their parcels for them to confirm rezoning them. Cemeteries are a permitted use in the General Business District. The motion passed by unanimous affirmative vote.

Public Hearing at 6:00 p.m.

Trustee Carlisle opened the public hearing for the application submitted by T&R Properties for property owner Steven Roshon for 379 Pike Street, LE Lowry Limited Partnership for 493 Pike Street, John Lucas for parcel #'s 010-017004-00.000 and 010-017382-01.000 located on Hazelton-Etna Road to rezone from Agricultural District (AG), General Business District (GB-1), Low Density Residential District (R-1), Local Business District (LB), and Accommodation Business District (AB) to Planned Mixed-Use Development District (PMUD).

Trustee Carlisle explained the public hearing process and how the hearing will work this evening.

Ron Sabatino with T&R Properties presented the rezoning request. The rezoning for this parcel has been delayed because of the Corona Virus and Mr. Sabatino explained that he has to meet some contract deadlines with the property owners and requested a quick vote. The property owners will also need to cancel farm leases if he purchases the property. This development will be a long term process over approximately ten years.

Michael Shannon represented T&R Properties and presented the rezoning request. The properties have frontage on I70, SR310, to Pike Street. The main idea is to create two major subareas which are marked as Zoning One and Two. It is divided by how the property will be taxed. The pink area will be a commercial rate which includes a multi-family product with ground floor retail and multi-family above. The yellow area will have the residential uses being single family along with an empty nester product consisting of patio homes and condominiums. The plan proposing a road that loops to provide buffers within the development. The Licking County Planning Commission recommended fifteen foot setback instead of ten foot and the developer agrees with this condition on the single family homes. The condition regarding the exterior for masonry material would not need to be on the side of the buildings because they agree with the additional setbacks. Michael Shannon believes this complies with the Etna Township Comprehensive Plan. The development will begin on SR310 and move to the east. There will be a transitional zone to go from the commercial to the residential which could be called Zone Three. This area could be one or the other or a combination of both the commercial or residential uses. There will be no big box retail in this area. The developer is looking for small commercial, retail, restaurants, professional, and residential. The proposed develop will have walk ability. This will be a community development.

Forest Gibson is a Principle Planner with OHM Advisory that worked with T&R Properties to create a vision for this property. They looked at the Comprehensive Plan as their road map to create this plan. Forest Gibson explained the plans for this development which include a park and walking path for pedestrians from the residential properties.

The intent is to create a walk able community preserving the natural buffers. There is possibility of some medical uses in this area like a hospital or outpatient type facilities.

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Public Comments

John Schlater representing Elizabeth and Ross Williams of 565 Pike Street discussed the increase of traffic and demographic density as they develop, not just the first year but over the next five years and has concerns with home values.

Charles Hagy of 14097 Palmer Road feels this project will move the township forward into a community with the medical uses and the proposed roadways. He is in favor of this project.

Christina Eddy of 9790 Tollgate Road discussed the redirection of Pike Street. The Developer explained how they will propose access to Route 40 from Pike Street. There will still be access to US40 from Pike Street.

Ron Sabatino discussed home values and they continue to increase over the past month. He feels this development will help the area home values. The housing section of this mixed use development will have all types of homes that will appeal to all ages.

Forest Gibson discussed the traffic concerns. The Ohio Department of Transportation will address the issue of traffic and will review this development along with Planning and Zoning and the Trustees. They do realize there will be an increase in traffic and have designed this development to provide the access from the roads that are able to handle the increased traffic. The intent of this plan is to provide a mix of housing options from professionals and young professionals all the way up to empty nesters wanting patio homes. This allows all of us within the community to age in place. The patio homes could be beneficial to this community. The property values should rise from this community, a Planned Mixed Use Gateway Development.

Ron Sabatino stated the traffic study was completed by EMH&T and it was submitted to the county and to ODOT. There will be numerous road improvements done during the development of this project.

Trustee Carlisle explained the process governed by statute and requested the applicant waive the twenty day requirement by statute. Michael Shannon spoke with his client and agreed to waive the twenty day requirement.

Trustee Johnson moved to close the public hearing at 6:47 p.m. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

The Trustees recessed until 7:00 p.m.

The Trustees reviewed the submitted text amendment dated July 6, 2020. Michael Shannon stated they submitted updated text dated August 5, 2020. Trustee Carlisle will use the document dated July 6, 2020 and they will proceed page by page.

Under I. Organization of the District

In Section B Zones and General Access under 3B regarding other streets in the development being classified as public streets where it states "other than the loop street". The Trustees would like this stricken or re-worded because the loop street needs to be a public street like the residential streets. In the back of the text there is a reference to the streets maintained by the association.

Under II. Uses

In B2 under the "Patio Home" definition regarding shared walls between units. The ownership is between the walls of the structure everything outside of the walls is maintained by the association. The developer will update the definition of the Patio Home. They will be attached on one common wall.

In B3 regarding the "multi-family unit" to include the uses of a clubhouse will be added to better define what they are meaning here. The multi-family is in Zone 1 which is the retail on the first floor and the studio on the second floor. This could be the leasing office, fitness center, or coffee shop. The language will be re-written to address this issue. The Trustees only want multi-family on the second floor. The first floor must be commercial or retail. The developer would like some buildings that will have residential on both floors. The applicant explained that per Fair Housing they have to offer some multi-family on the first floor and will provide the percentage to the Trustees. The applicant will also provide how many multi-family buildings they are requesting. The developer feels by offering the different types of residential uses such as; single family, apartments, and multifamily, is what makes this a Mixed-use Development.

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Ron Sabatino feels these apartments will be rented by individuals that choose to rent over own a house and should draw to higher end income users. The Developer provided some examples of similar developments in the area.

Under B4 the definition of a Single Family Attached Home "A dwelling unit with two or more stories in height" is currently referred to as the "Missing Middle", this is typically a town home. They will typically be a first home that a family will buy. These could be connected on multiple walls. They will clarify this definition. These are for purchase and not for rent, a resident owner.

Under B6 on page five regarding the percentage of accessory structure, this language will be clarified. The applicant discussed a single-family home having a mother-in-law suite or accessory structure associated with that specific property.

Under B8 regarding the manufacturing uses the Trustees do not see a need for any M1 uses in this development. The developer will review these uses and bring them back for discussion. This would be a manufacturing use that would go into a smaller area of a building. The Trustees do not want the entire M-1 section in this area.

Under IV Setback Regulations - Generally

On page seven, Item three at the top, regarding setbacks of a minimum set back of ten feet, shared boundary lines of one or more parcels that are taxed at commercial tax rates. This is for an access drive or a parking lot for a commercial business. This language will be clarified. Along with clarification on the shared access drives or cross access drives. The Trustees discussed when they would be permitted to have a zero setback on the right-of-way.

Under V Development Regulations - Commercial

In Item A Lot Area Requirements the Trustees discussed a 3:1 depth to width ratio.

In Item B Architectural Standards under building height this needs to be clarified for the zone where a possible hospital or hotel use would be located to provide for taller buildings.

Under Item 4 Materials the type of materials were discussed and brick or stone were recommended. The intent of the applicant was uniformity of the materials.

Under VI. Development Regulations - Multi-Family

In Item A the forty foot height was discussed. In Item B the build to line was discussed. In Item C the sidewalk needs to be a minimum of five feet which is an ADA requirement with concrete. Language requiring the buildings being located a minimum of five feet from the right-of-way was discussed. The minimum separations between the buildings shall be fifteen feet. The exterior Finish Materials will also be addressed.

Under VII Development Regulations - Single-Family Homes

The Minimum Lot Dimensions of sixty to fifty-five feet were discussed. The applicant discussed having rear garages with alleys for access to the garage. They discussed a buffering along the homes abutting Smoke Road. The Trustees discussed a transition from Smoke Road into this density. This can be done during the Preliminary Development Plan approval. The applicant will clarify and provide additional language for this section.

In Item B Setbacks the front yard setback and encroachment request for the stoops, steps and porches were discussed. The porches and stoops will not be permitted to encroach. The steps will be permitted to encroach a maximum of six feet within the minimum front yard setback line. The rear yard shall be a minimum of twenty-five feet with an encroachment of a maximum of ten feet for decks, screened porches, pools, and patios. There shall be no encroachment of homes adjacent to the residence on Smoke Road. The side yard setback will be modified to the five feet on one side and ten feet on the other.

The Lot Coverage was discussed. In three different sections it goes from 70%, 80%, and 90% of impervious lot coverage. After discussion the Trustees recommended removing these sections.

Under Item F Minimum Floor Areas for the gross floor area shall be calculated net of basements and garages. This will be the livable area. This language will be clarified.

The language in the reserve areas was discussed and will be revised to clarify how it will be maintained by the HOA.

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Under VIII Development Regulations - Patio Homes

In Item C Minimum Lot Dimension the language will be clarified to show the minimum lot width of forty feet.

In Item D Setbacks for the Fee Simple Lots and the Condominium Units will be amended to remove the stoops and porches under permitted encroachments and the Front Yard Setbacks will be modified to twenty-five feet.

Under the Fee Simple Lots the Rear Yard will be modified to twenty-five feet. The side yards will not permit any encroachments other than the eaves, overhangs, and window wells.

Under Item b Side Building Separation, Patios and associated accessory improvements language will be clarified.

Under F Architectural for Private Community Centers/Clubhouses the Trustees discussed why they have three and why it will not be centralized within the development. In the yellow zone there will be one that is centralized.

Under H Homeowners' or Condominium Owners' Association the wording "may be permitted to be maintained in a more natural meadow like state" will be removed.

Under IX Development Regulations - Single-Family Attached Homes

These are townhomes.

Item C Minimum Lot Dimensions the minimum lot width will be modified to twenty-eight feet.

Item D Setbacks the Front Yard of five feet and the stoops and porches will be removed in both Fee Simple Lots and Condominium Units.

The side yard will be five on one side and ten on the other on the Fee Simple Lots.

Under the Street Trees language will be added to reference the Etna Township Street Tree Guidelines. The Trustees discussed with the applicant the issues the township has had regarding street trees.

Under X Additional General Site Development Standards

Item 3 Pedestrian Circulation regarding the eight foot wide asphalt path or five foot wide concrete sidewalk on at least one side. The Trustees would like to have eight foot for asphalt and concrete. The applicant will clarify this language to have a minimum of eight feet in the commercial area.

The applicant will use the street lighting adopted by the township.

The signage section was discussed. The applicant will design uniform signage for the entire development.

The language in the section regarding amendments will require the approval of the Trustees.

The Trustees requested no on-street parking on the fire hydrant side of the road and would prefer no parking on the street at all.

The Trustees will meet on September 30th at 5:00 p.m.

Trustee Foor moved to adjourn at 9:16 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.