

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held January 13, 20 2021

The Etna Township Board of Trustees met on Wednesday, January 13, 2021 at the Etna Township Garage for the purpose of conducting a special meeting. The meeting was called to order at 5:00 p.m. by President Carlisle. Jeff Johnson led the invocation and John Carlisle led The Pledge of Allegiance. Trustee Carlisle read the Public Meeting Requirements. Roll call showed Trustees Jeff Johnson, Randy Foor, John Carlisle, and Fiscal Officer Walter Rogers were present.

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

Old Business

The application was submitted by Pulte Homes of Ohio for 155.281 acres located on 14141, 14097, and 13541 Palmer Road owned by Charles L. Hagy Trustee; to rezone from Agricultural District (AG) with PRCD Overlay to Planned Mixed-Use Development District (PMUD). The public hearing was held on October 28, 2020. The Trustees previously met on December 9, 2020 regarding this request.

Tom Hart presented information for the applicant Pulte. The text for this rezoning is dated December 9, 2020 and there have been no modifications since the December 9, 2020 meeting.

Trustee Carlisle reviewed the issues discussed during the December 9, 2020 meeting. One of the concerns was the two entrances on the Fairfield County side and one entrance on the Licking County side which they discussed making them one way or emergency access only. Tom Hart discussed committing to file a variance with the Licking County Planning Commission from the Subdivision Regulations, the connection of the stub streets is a requirement from Licking County. They will still construct the calming devices that are shown on the plan. They have been in discussions with the Licking County Planning Commission and Engineer regarding this variance. Mr. Dunlap, Violet Township Trustee, has also contacted Licking County on Pulte's behalf. Matt Calahan with Pulte Homes added that he has discussed this concern with the Licking County Engineer and it would require a variance.

John Singleton provided a Zoning Comparison between the PMUD, PRCD, and the PRD-2.

Trustee Foor reached out to Olentangy and Hilliard School Districts for information regarding the number of students per home and the tax collected but he has not heard back from either of them. Tom Hart has provided information regarding the schools and a reply from the Southwest Licking School Board.

The Trustees reviewed the Zoning Text dated December 9, 2020. The yellow highlights reflect modifications to the text. Tom Hart verified the application that Pulte is requesting the Trustees act on is the text dated December 9, 2020. The applicant provided a hand out with a summary of the changes from what was submitted to the Zoning Commission and during the Trustees Hearing #1. On page three, under Item B in Permitted Land Uses, the only fences that were going to be permitted were around pools. Matt Callahan explained that on the empty nester patio home lots that no perimeter fencing will be permitted but a small area for fencing will be permitted. On the single-family lots one type of fencing will be permitted. This is not clarified in the PMUD text and will be addressed.

The Trustees discussed the overall plan and whether to review the text at this time. Trustee Johnson asked what the value is to Etna Township to approve this development. Tom Hart feels that Homeowner's Associations going out of business is a rare thing. The value to Etna Township is the higher property values which will enhance and grow the current values. This will help the school district with much higher than the average tax revenue. The revenue will be more than the impact to the schools with the Patio Homes. The Villas at Cumberland is a good example of the value of Empty Nester Patio Homes in Etna Township now and Pulte provided a handout with this information. The development has 2.88 Net Density and 2.31 Gross Density which is under the code with forty percent open space providing a higher property value than what is around them which is a good deal for the township. They will be fixing significant existing drainage issues by meeting modern storm water regulations. The 1.8 miles of bike paths is an amenity for the community. They will be fixing some of the existing traffic issues. Tom Hart feels these are all positives and the Trustees should approve it. Trustee Johnson discussed the concerns from the President of the School Board who stated it will be detrimental to the schools. Tom Hart provided information from the Olentangy Local School District titled Student Potential Analysis Report and discussed the numbers for the Empty Nester Developments. They have tried to meet with the School District to discuss the impact. They are protecting what they are building by limiting the Patio Homes to one story. Matt Calahan discussed the concerns with the impact on the Southwest Licking School District and how Pulte's trying to meet with them regarding the impact.

Tom Hart feels this development is in the context of Zoning Law and feels it meets the code. The school financing is not a factor in the zoning code and it is not part of Zoning Law in Ohio. Schools are very important and define property value but schools and traffic are not a reason to deny zoning.

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Trustee Johnson discussed the need for housing with the commercial development in the township. Tom Hart discussed the need for housing in Central Ohio and to support the work force in this area. Matt Calahan feels the demand is there for this type of development and stated they have not had issues selling homes.

Trustee Johnson feels the residents like a rural atmosphere and asked how this development will continue the rural atmosphere. Matt Calahan feels with the amount of open space, moving the homes off of Palmer Road, preserving the woods, the bike path, the entryway plans, and the design of the community maintain the rural atmosphere. Tom Hart discussed the previous presentation showing the open space and the plan with the homes two hundred feet off of Palmer Road. The buffer space between developments will help keep the rural character. This development has forty percent open space. Including the open space this development comes out with third acre parcels.

Trustee Carlisle discussed the calculations and if he lived in this development his children would only be playing in his physical backyard. This is the first development with this amount of common open space. The other developments in Etna Township with common open space areas are rarely used. This is a problem with common open space. The residents have to pay fees and do not use the open space. Trustee Carlisle feels there is a need for larger lots and does not feel this type of development is in the right area of the township. The people that the Trustees represent have spoken and do not want this type of development and Etna Township is not ready for this type of development. Maybe in the future as we progress, right now we want to be Etna and want to keep the rural nature.

Trustee Foor discussed all the changes to the text from what was originally submitted to the township and when does it need to be resubmitted to the township.

The Trustees recessed and reconvened at 6:10 p.m.

The Trustees discussed the plan and where it would fit in Etna Township. The Trustees are supposed to represent the residents of Etna Township.

Tom Hart discussed how many months they have been working on this plan and this is the first time they have received feedback that it is going in the wrong direction. The zoning is governed by law and he feels they meet both. They have requested the Trustees table the decision this evening to allow Pulte to come back and try to consider what the Trustees have requested without having to start over.

Trustee Carlisle stated this is the first time that the Trustees have had the opportunity to provide the feedback and address these issues. The Trustees would like time for a legal review and to give Pulte time to consider the items discussed this evening.

Trustee Carlisle moved to table until a later date, not a date certain. The motion was seconded by Trustee Johnson. Discussion: The summary of changes will be sent to the Prosecutor's office for review, Pulte will be given feedback and then a meeting will be scheduled. Mr. Singleton will be included in the discussion with the Prosecutor's office. The motion passed by unanimous affirmative vote.


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

Announcements and Trustee Comments

The Trustees discussed meeting prior to the February 2 meeting for training on the new computers. Trustee Foor has discussed live streaming and is obtaining a quote.

Trustee Foor moved to adjourn at 6:20 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.