

# RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held February 24, 20 2021

The Etna Township Board of Trustees met on Wednesday, February 24, 2021 at the Etna Township Garage for the purpose of conducting a special meeting. Trustee Carlisle read the Public Meeting Requirements. 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. 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.

### Public Comments –

Mark Evans of 91 Olde North Church Road requested an investigation and removal of Charles Hagy from all of the boards that he serves on as Etna Township's Representative. Mr. Evans provided the Trustees with a copy of a note that he believes Mr. Hagy's Relator placed on his truck after one of the Pulte Hearings. Mr. Evans feels this is a racist note and was placed there to try to stop them from opposing the Pulte Rezoning. Mark Evans requested the video footage and has requested the footage again. Mark Evans witnessed a truck running over one of his opposition signs. He followed the truck to Mr. Hagy's property and has video of the incident. Mr. Evans requested an investigation of the Care's Act Money offer to the school district. Mr. Evans also discussed an issue concerning the Grow Licking County Board and the Etna Township Representative John Carlisle.

Steven Paul of 76 Nantucket Ave discussed the property previously owned by John Carlisle. The property was sold to Great Lakes Investment Company who sold the property to Charles Hagy. Charles Hagy sold the Great Lakes Investment Company a property on Tollgate Road.

### Old Business

Rezoning application 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).

Trustee Carlisle stated at the previous meeting the Trustees did not feel this rezoning is in the proper place in the township and the density was too much. The township had the Licking County Prosecutor's office to review the changes and they were not substantial enough for the process to start over.

Tom Hart stated the property currently has a PRCD overlay zoning. The property owner has development rights to develop under the existing zoning or ask for a different zoning, and he has a legal right to meet the demand of the market and develop his property. Pulte has presented a conceptual plan for the Trustees to review based on current zoning. This development would require the approval of Preliminary Development and Final Development Plans, the zoning is already approved. This development would yield 170 total units. This zoning requires fifty percent open space and this proposal has seventy-two percent. This plan would have forty-two multi-family and one hundred and twenty-eight duplexes. The traffic study would be different for this type of development. Pulte does not want to develop this plan. They feel the PMUD is the best plan for the site but this is what the current zoning would permit.

Tom Hart presented a revised PMUD based on the feedback from the Trustees. The layout is similar keeping the buffers, the open space, bike paths, and items like that. This plan increases every traditional single family lot size. The empty nester approach is the same but there are fewer lots. This plan has one hundred and fifty-four single family lots that are seventy feet by one hundred and fifty feet, which are 10,500 square feet. The previous lots were basically sixty by sixty-four feet. There are fourteen corner lots that are eighty-four feet by one hundred and fifty feet, which are 12,600 square feet. There are sixteen lots along the border of New England Acres that are ninety-five feet by one hundred and fifty feet which are 14,250 square feet. The one hundred foot buffer on the north and south side of the property will remain. There is one hundred and fifty-one patio/empty nester homes. There is text that will not allow the second floor of the patio home to be more than fifty percent of the first floor living space. The patio homes are fifty-five by one thirty-five. They lowered the density of the site to three hundred and thirty-five lots from three hundred and seventy-six lots. The Zoning Commission recommended lowering the density by ten percent and they have lowered this by eleven percent. Pulte believes the PMUD plan is the best plan for the community. The square footages of the homes remain the same as originally submitted.

Matt Callahan with Pulte explained the additional language that was added to the Patio Homes to limit the area to fifty percent of the livable square footage to the first floor as a control mechanism to limit overall home sizes. There is an option for one additional bedroom.

Tom Hart stated there is no change to the price point in the market with the above revisions. Matt Callahan explained they will be at \$312,000 to \$315,000 for the single family homes and \$339,000 for the patio/empty nester homes. This is probably a conservative estimate.

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The Trustees discussed on how substantial the modifications were to the text. The text was modified within the lot sizes and density. Matt Callahan explained the materials for fences was clarified.

The Trustees provided their concerns. This is not the proper development for this area and there are concerns with the amount of patio homes proposed and would prefer more single family homes. The density is still a concern and they discussed the density in other zoning districts in the township.

Tom Hart feels that a developer cannot replicate New England Acres because it is an older subdivision. It does not have stormwater or modern regulation cost associated with it. The Villas of Cumberland were discussed and compared to the patio homes in this development. The Trustees would like to see the more traditional third acre lots. Tom Hart provided the Trustees with a Patio Home Comparative Pricing document and Competitive Project Cycle Plan to other developments in the township and surrounding area. Trustee Carlisle explained that the Snider property mirrored Cameron Chase and the Broyles development is being appealed. The other developments in the school district are not in Etna Township.

The Trustees felt this type of development would be better located near the Villas at Cumberland. The patio homes at the Villas back up to a golf course. The Etna Township Comprehensive Plan was discussed.

Matt Callahan provided the Trustees with a plan using the RS Zoning District but does not feel this is a compelling plan.

Tom Hart closed by stating that the neighbors not wanting the rezoning is not a legal standard for zoning, it is not in our code and not supported by Ohio Law. The site has existing zoning.

The Trustees recess for five minutes at 6:10 p.m. and were back in session at 6:15 p.m.

The Trustees discussed the connections to the three stub streets. Trustee Carlisle received letters from Violet Township and the Fairfield County Engineer opposing those connections. They proposed a Greenway Connection for Emergency Access. The letters were entered into the record and given to the Fiscal Officer.

Trustee Carlisle stated the Trustees are not opposed to the development because of public outcry, he doesn't believe it fits in the area they are wanting to put it. They are not asking them to mirror what is in New England Acres, but to complement it. They disagree with them on what the market is showing regarding patio homes in the future. Tom Hart stated the patio homes have been in this plan for over a year and believes the market is there.

Tom Hart requested the Trustees table so they can have conversations with the seller in this process.

The Trustees would like to see greenspace behind all of the homes. Trustee Johnson discussed page fifty-two of the Comprehensive Plan showing a picture of the Conservation Subdivision and this is the type of development he would like to see located here in the township. They discussed this concept.

The Trustees discussed the number of homes they would like to see on this property and the size of the homes. In a PMUD it is all open to negotiation. Trustee Foor would like to see the density between 275 and 300.

Trustee Carlisle discussed taking a quadrant and making it higher end, third acre homes, such as an estate home, from the area of patio homes in the southwest quadrant. The developer might lose some green space in doing this.

Trustees Carlisle and Johnson reviewed the plan and came up with a density of 260 homes. They provided the developer with a drawing of how they came up with this number. This concept would provide green space behind the homes.

Matt Callahan said there are economics to work out on their side and with the seller. Mr. Callahan clarified that the Trustees would like to have a balance of both the conservation style and lot size. Trustee Johnson feels it needs to blend in and provide a rural atmosphere with the area. Trustee Johnson was a part of the Comprehensive Plan and the top priority from the responses from the community wanted to keep the rural atmosphere.

Trustee Carlisle would like to see a range between 250-280 for the density. The Trustees explained that they took the proposed plan where the lots were back-to-back and provided green space behind the homes and removed some of the streets. The Trustees recommended using the natural features of the property and protecting the existing trees on the west property line of New England Acres.

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Trustee Foor moved to table the decision on the Pulte/Hagy rezoning to a date not certain and the meeting will be coordinated with the President of the Board. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

**New Business**

**Tax Incentive Review Council Appointments – Licking County and City of Reynoldsburg**

John Carlisle and Walter Rogers presently sit on both boards.

Jeff Johnson moved to appoint John Carlisle and Walter Rogers for the Tax Incentive Review Council for Licking County and the City of Reynoldsburg for a term starting 1/1/2021 to 12/31/2022. Trustee Foor seconded the motion and it passed by unanimous affirmative vote.

**JEDD Appointments**

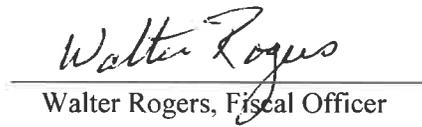
Trustee Carlisle moved to appoint Eric Nickolas to JEDD Board 1– position number 4, JEDD Board 2 – position number 3, JEDD Board 3– position number 3, and JEDD Board 4– position number 4. The motion was seconded by Trustee Johnson. Discussion: The terms are governed by statute in the by-laws. The motion passed by unanimous affirmative vote.

**Announcements and Trustee Comments**

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

Trustee Johnson moved to adjourn at 6:57 p.m. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

  
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John Carlisle, President

  
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Walter Rogers, Fiscal Officer

All the resolutions as presented are on file with the Fiscal Officer.