

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

GOVERNMENT FORMS & SUPPLIES 844-224-3336 FORM NO. 10148

Held March 2, 20 2021

The Etna Township Board of Trustees met on Tuesday, March 2, 2021 in the Etna Township Administration Building for the purpose of conducting a special meeting. The meeting was called to order at 5:30 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 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

JBW Properties for parcels 010-016854-00.000, 010-016872-00.000, and 010-016866-00.000 from Planned Mixed-Use Development District to Planned Mixed-Use Development District (PMUD). The public hearing was closed on February 17, 2021.

Mike Shannon and Skip Weiler were present representing the applicant and property owner.

John Singleton provided a comparison of what is currently approved on the site and what is being requested now.

Trustee Carlisle has concerns with the density, square footage of the units, and the lot sizes. The lots sizes were discussed, and the average lot size is fifty-two by one hundred and twenty. Mike Shannon explained on the site plan submitted it shows the typical lot size of fifty-two by one hundred and twenty and only five of the one hundred and fifty-seven lots are this size. This should have been labeled the minimum lot size. The one hundred and fifty-two remaining lots are a minimum of fifty-two by one hundred and twenty. Mike Shannon reviewed the changes to the site plan that was provided at the previous meeting. The lots that are fifty-two by one hundred are lots 37 and 38 along the southern perimeter where they have the landscape buffer; lots 43, 44, and 45 going north, and going to the east lots 101 and 123. Trustee Carlisle would prefer wider lots and feels they should be at least sixty to sixty-five feet wide. The township is consistent with thirty feet front setbacks. The lot depth of one hundred and twenty feet, minus thirty feet for the front yard, minus forty feet for a twelve hundred square foot home that is thirty-seven feet in width only leaves fifty foot. Then if they want a patio at fifteen feet the remaining is thirty-five feet for a back yard.

Mike Shannon stated they have reduced the product from a condominium to a single-family home and public streets. When the developer met with approximately twenty of the neighbors one of the subdivisions they referenced was the Ryan Homes development that has fifty-three by one hundred and twenty foot lots which sold in the three hundred thousand range. The developer will lose lots to increase the lot sizes. The current density is 2.6 units per acre. The development has twenty-five percent open space. The lots that back up to the open space will be enjoying that amenity. This is the first time the developer has heard that the lot size is an issue. They have been responsive to the neighbors providing the buffer and the emergency access only. The size of the house will be a minimum twelve hundred square foot with basements and two car garages which is not part of the square footage calculations. The developer believes the square footage of the homes will be larger. The developer does not want to modify the size of the lots at this time; it would require going back to the drawing board and reevaluating the entire project. The east side of S.R.310 will provide a tremendous amount of recreational open space as an amenity to this development as well. The entire application should be considered. The west side will have twenty-five percent open space with the vast majority of the property on the east side reserved for open space and recreational purposes.

Skip Weiler stated they have been working on this development for a long time and have met multiple times with the neighbors. They do have support from some of them. They are down to the issue of the density. When you look at the plan there are only approximately twenty lots that do not back up to open space. There is another one hundred to two hundred feet of open space behind the homes which will feel like their back yard.

The Trustee inquired on the price point of the homes which will start in the low threes and go up from there. The twelve hundred square foot ranch will be an exception and they feel the homes will average eighteen hundred square foot. The Ryan Homes Development is a Patio Home that is twice the size. This development abuts a subdivision that has larger homes. The PMUD is a Planned Mixed Use Development and some patio homes is reasonable but not all patio homes. When abutting an existing subdivision it is nice to mirror the subdivision to complement it. Some of the lots should be made larger with the square footage increased. The residents of Cumberland Trail during the Public Hearing had concerns with the density. The Trustees discussed limiting how many homes could be the minimum of twelve hundred square foot. The Trustees have issues with lot size, square footage, and density and recommended a mix that compliments the neighboring developments and Etna Township.

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Held March 2, 2021

The applicant requested the Trustees table the decision and allow them to address the Trustees concerns. The Trustees would prefer less green space and larger lots. The Trustees would like to promote a Rural Atmosphere, provide housing for Etna Residents that will be long term, lifelong residence and want this development to provide and promote items in the Etna Township Comprehensive Plan.

Trustee Carlisle moved to table the JBW PMUD request to a date not certain. Trustee Johnson seconded the motion. Discussion: The Trustees will wait for Mr. Shannon to contact Trustee Carlisle when he is ready to be scheduled. The motion passed by unanimous affirmative vote.

Trustee Johnson moved to adjourn at 6:06 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.