

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held April 26, 20 2021

The Etna Township Board of Trustees met on April 26, 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. Roll call showed Trustees Jeff Johnson, Randy Foor, John Carlisle, and Fiscal Officer Walter Rogers present.

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

Public Comments

Mark Evans 91 Olde North Church Road requested more than a 24 hour notice for meetings and inquired whether the Trustees looked into Charles Hagy's involvement in the note that his realtor left on his truck. Mr. Evans also inquired on a meet the candidate night for the Trustee's election in November, live streaming the meetings and preserving the video with the retention plan the length of the Trustee's term, and providing Public Comments on all agendas for the residents to express their concerns.

Old Business

The 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).

Tom Hart representing the applicant and provided an updated plan dated April 23, 2020 with the adjustments from the previous meeting. The street in the center was reoriented responding to Trustee Johnson's comments regarding every lot backing up to open spaces and the text has been updated to match this new design. The density, unit count, and open space have remained the same.

The Trustees reviewed the text dated April 23, 2021. The language on page three, "Permitted Land Uses" Item B regarding fences conflicts with the language on pages five and fourteen regarding fences. Tom Hart explained the intent of the developer regarding the fences that what is provided for is permitted but all other fencing is prohibited. The developer will clean up the language regarding the fencing. The security fencing for pool safety will be permitted. The developer would like a uniform regulation regarding fencing within the text and through the Homeowner's Association. Trustee Carlisle discussed having it require Conditional Use Permit for the swimming pool fencing and hot tubs and spas. The developer would like to work with the township on this issue. A specific style of fence would be enforced as a deed restriction. The Trustees requested the last sentence be stricken regarding fencing and on page 5, Letter I needs removed regarding perimeter fences. On Page four under Prohibited Land Uses, in Item B the second sentence of this paragraph will be removed regarding outdoor storage of inoperable or unlicensed vehicles. Item C regarding trailers, boats, motor homes, or other recreational vehicles shall be parked in front of the front setback line, add language "on any road, street, or right-of-way on any parcel within this district." On Page 5 within item C strike from "even if said dwelling" to the end of the sentence. On page 11 the building setbacks for Patio Homes needs increased to 30' and garage driveways shall be increased to 25' from garage to right-of-way. On page 6 under Utilities under the note remove "and otherwise be kept in a natural state" and replace it with "to its original state". On page 6 under the Design of Open Spaces regarding the HOA or the Township owning the open space was discussed. The section regarding the Design of Open Spaces will be removed and addressed in the Final and Preliminary Development Plan approval process except for the first two paragraphs of the "Perimeter Property Buffers" which should remain but the other paragraphs will be removed and discussed during the Preliminary Development Plan approval. On page 9 the "Entry Features" can also remain in the text.

For the record, the township received an email from the Licking County Engineer Jared Knerr regarding the access to Faneuil Hall Road being a grass paved style connection for emergency access between the subdivision. On page 9 under the Preliminary Traffic Impact Analysis, Access Points, Vehicular and Pedestrian Circulation System section a third potential connection to Palmer Road was discussed. Pulte has committed to file for the variance to have the three connections be emergency access only and will reflect this in the Final Development Plan approval. On page 10 remove all the language except the wording that was highlighted regarding the stub street to the west and the on-street parking. The section regarding the pedestrian will be addressed in the Final Development Plan. The driveway setback was modified to five feet minimum on page 12. The architectural criteria on page 12 will be removed and addressed on the FDP. On page 13 under the "Other Standards" section the sentence regarding swimming pools and spas shall be drained will be removed. The sections regarding mailboxes, house numbers, Phasing Plans, Street Trees and Landscaping, and Street Lighting on pages 14 and 15 will be addressed under the FDP. The township prefers the street trees be on the house side of the sidewalk and not between the sidewalk

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and the road. On page 17 under "Emergency Access Only" all the language in black will be removed. On page 18 all the language referencing one way traffic will be removed along with the traffic calming language.

The Trustees recessed the meeting to allow the applicant to review the encroachment language and reconvened at 7:20 p.m. On page 12 the section regarding the encroachments was modified and chimneys, window wells, patios, and porches were removed.

The development will take approximately four to seven years for full build out. The Trustees discussed providing an agreement with Pulte to limit the number of homes built per year to help with the impact on the schools. Pulte will review their plan and get back to the Trustees on this issue. The Trustees discussed a TIF and a NCA on this property and Pulte would be interested in further discussing both of these options.

Tom Hart reviewed what could be developed under the currently PRCD Overlay Zoning District and provided a yield diagram showing that one hundred and seventy units could be built with 42 multi-family in ten buildings and 128 duplexes. If this property was zoned RS District it would yield a higher density at 348 homes and less open space than what Pulte is proposing.

The Trustees have a special meeting on April 28, 2021 at 5:00 p.m. scheduled and will have Pulte on the agenda.

Announcements and Trustee Comments

Trustee Foor addressed Mark Evans concerns under public comments. Regarding the 24 hour notice for meetings and the reason it is posted this way is because sometimes the Trustees do not know all of the items that need to be on the agenda. The Trustees discussed the meetings, agendas, and the notices on the calendar. The Trustees do not have any proof regarding Charles Hagy's actions and the note left on Mark Evan's Truck. Trustee Foor feels it is too early to discuss a debate at this time but he is willing to attend a debate if he runs for Trustees. The township has hosted a debate in the past. At this time the Trustees have not decided to invest in live streaming the meetings. Regarding public comments, Trustee Foor's previous comment was regarding when an agenda does not have public comments on it and someone raises their hand to make a comment, the Trustees have never not let them speak. Trustee Carlisle explained when there is only one item comment on the agenda it is not up to debate and public comments have been denied. Trustee Carlisle stated he decides when setting the agenda and whether the public comments is on the agenda. The process of posting the agenda and adding the meeting to the calendar was explained and discussed.

Terry Cooper of 13704 Nantucket Avenue discussed the sample resolution and the resolution showing the yes votes. The Trustees explained the draft resolution stated adopt or deny and the vote must be yes to pass the resolution, this is not a yes vote to pass the rezoning.

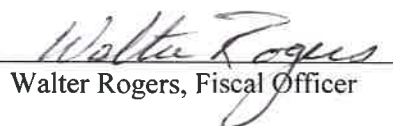
Chuck LaRosa of 11328 Watkins Road stated the township website and the calendar is where he goes to see when there is a meeting. The Trustees recommended being added to the email distribution list.

Terry Dunlap is a Violet Township Trustee and thanked the Trustees and applicants on working out the issue of the traffic onto Old Post and Cap Cod. Having "Emergency Access Only" has worked out well in another development in Violet Township.

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

Trustee Foor moved to adjourn at 7:54 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.