

# RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

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

Held April 28, 20 2021

The Etna Township Board of Trustees met on April 28, 2021 in the Etna Township Administration Building 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. 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 of 91 Olde North Church Road requested a copy of the resolution for the Pulte rezoning when passed tonight or the opportunity to take a photo of the resolution if a copy is not available.

### Public Hearing

#### Joint Economic Development District #7

John Albers provided an overview of the Joint Economic Development District #7 which is the same draft contract sent to the Trustees previously. The City of Reynoldsburg has approved and signed their copy of JEDD7. This district will be located on 11176 National Road.

There were no public comments.

Trustee Carlisle moved to close the public hearing for JEDD7. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

**Resolution 21-04-28-01:** Trustee Carlisle moved "A Resolution Approving the Etna-Reynoldsburg Joint Economic Development District – 7 Contract" as presented. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

### Old Business

**Licking County Development Company** for parcel number 010-017076-00.000 located at SR310 and Etna Crest Blvd to rezone from Accommodation Business District (AB) to Planned Mixed-Use Development District (PMUD). Richard Salvage and Rodger Kessler were present representing the applicant. The Trustees approved Zone 1 on March 24, 2021.

The Trustees reviewed the zoning text that was emailed on April 28, 2021. On page four the Trustees discussed the height limit request of fifty-five feet to accommodate a hotel or medical office. An option of requesting a height variance was discussed. The paragraph regarding chimneys, flagpoles, parapets, cupolas will be removed it is already addressed in the Zoning Resolution. On page five under the section regarding Lot Area, Width, & Depth the language regarding the Highway Signage Lot ever becoming its own separate parcel and under the Highway Signage Lot the wording "based on current pavement configuration" needs removed. The section regarding Street Lighting needs to reference Holophane lighting like it reads on page four under Exterior Lighting. On page six under Buffering regarding signage language needs added to reflect the sign needs to be outside of the Clear Site Triangle. Signage in Section 1205(B)(11) was removed in the version dated February 9, 2021, and now the language is back in. This language needs removed because directional signage does not apply here. Under Permanent On-premises Signs needs the language regarding the Clear Sight Triangle. The Trustees discussed the language regarding the two free standing signs and the reference to Exhibit B. Rodger Kessler provided a copy of Exhibit B showing signage size, location, and dimensions. The developer is requested one Free Standing sign per parcel. The Trustees discussed the request for a one hundred and twenty foot tall High Rise Sign in Zone 2. Rodger Kessler feels the height of the sign is needed for safety and not only for advertising. The Trustees discussed all of the signage and polluting the skyline in the area. The McDonalds is at one hundred and twenty feet and the Loves received a sign height variance. This sign will be located behind the McDonalds. The Trustees discussed whether a tall sign is needed now with GPS and cell phones. Rodger Kessler offered lowering to ninety feet. The six hundred square foot sign area is comparable to the McDonalds Sign. The Trustees discussed setting a standard for sign height in this area. The Trustees will look at signs in the area and decide on the height limit at another meeting. On page seven the entire section regarding one additional freestanding sign may be permitted needs removed. The language regarding permitted aggregated sign for freestanding signs needs removed because it is addressed in a different section of the text along with the next paragraph regarding free standing signs. The section regarding Other Permitted Sign Types was discussed and modified. On page eight under Temporary Signs the language will be modified to allow one Temporary Sign per parcel and a permit will be required for Temporary Signs. On page nine under the Landscaping and Retention the section regarding storm water will be removed and addressed under the Final Development Plan along with Utilities. Under Landscaping and Retention Section twelve should be Article twelve.

This will be scheduled after the sign height is reviewed and the applicant will be notified.

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Held \_\_\_\_\_ April 28, \_\_\_\_\_ 20 \_\_\_\_\_ 2021

The Trustee recessed until 6:47 p.m.

**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 represented the applicant and presented Pulte's projection of sixty-four sales/permits per year with the company expecting approximately twenty-eight to thirty of these to be Empty Nester Homes. Pulte provided some language to reflect this projection and requested a carryforward provision not to exceed eighty total permits. This will still probably be a five to six year build out.

Tom Hart stated the density is at 2.19 which is one hundred fewer units than the original application which was two hundred and seventy-six units.

Pulte feels the traditional and patio home will sell equally because all types of houses are in high demand at this time. Both types of homes are priced the same. It was discussed breaking the carryover out to reflect thirty-two of each and Pulte requested they be permitted the flexibility to build either. Pulte discussed other developers also being required limitations on permits per year.

The Trustees discussed language in the text regarding accessory structures and the language is found on page four, Item D. On the patio home lots there are deed restrictions that limit accessory structures. The deed restrictions will be updated to reflex the modified plans during the Preliminary Development Plan and Final Development Plan process. The deed restrictions will not be enforceable under township zoning.

The Trustees reviewed their options and the text presented along with Exhibits A and B.

**Resolution 21-04-28-02:** Trustee Foor moved "Resolution to adopt with modifications the recommendation from the Zoning Commission pertaining to the request to amend the Zoning Map for 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 modifications being inserted in the second whereas with modifications and recommendations including Exhibit "A" being Trustee Carlisle's marked up version of the text and Exhibit "B" being the document Mr. Hart submitted tonight "Limitation on Permits", and down in Section One the Board of Trustees adopts with modifications and cross off as presented and put as amended in Exhibit "A" and Exhibit "B". The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Tom Hart addressed the board and audience, thanking the Trustees for their perseverance, patience, and guidance throughout this process. Pulte believes the plan is better and more livable for the township based on Trustee direction. Mr. Hart addressed the audience and requested they do their own analysis of the plan the Trustees adopted and how it compares to what could be built on this property under existing zoning. Mr. Hart reviewed the plan features that was approved.

Trustee Foor feels the Trustees have listened to the public comments and their concerns with cut through traffic, property values, and density. The Trustees have tried to address these concerns. There will be no cut through traffic being used as emergency access only, the density by reducing the number of homes being lowered by one hundred, property values with a starting price of three hundred and twenty-four to three hundred and twenty-five thousand dollars and there will be a number of improvements to the roads and the surrounding area. The Trustees have been working on this for months and has not been anything that the board as rushed into or rushed through. Trustee Foor believes this is a good, solid plan with a solid community. Trustee Johnson and Trustee Carlisle support what Mr. Foor just said. Trustee Carlisle added the buffering requirements between the neighborhoods and thanked Pulte for agreeing to the maximum of homes per year. The Trustees thanked Mr. Hart and Mr. Callahan for their work on this rezoning.

Trustee Johnson moved to adjourn at 7:21 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.