

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Regular Meeting

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

Held _____

May 15,

_____ 20

2021

The Etna Township Board of Trustees met on May 15, 2021 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was called to order at 9:00 a.m. by President Carlisle. Jeff Johnson led the invocation and Randy Foor led The Pledge of Allegiance. Roll call showed Trustees Jeff Johnson, Randy Foor, John Carlisle, and Fiscal Officer Walter Rogers present.

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

Public Comments - none

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 public hearing was closed on March 2, 2021 and the Trustees approved Zone 1 on March 24, 2021.

Trustee Johnson viewed some existing signs in the area to determine sign height and setback distance. The sign height of eighty-five feet seemed reasonable. Rodger Kessler presented pictures of the sign at different heights to show why the applicant needs the ninety foot sign height. The Trustees discussed the sign height that is in the Zoning Resolution and the signs that are in the area that received variances. Rodger Kessler explained the signage attracts people traveling on the highway who are traveling through this area who are trying to find a business or restaurant. When you have multiple lanes of traffic good signage locating a business is a safety issue also. The developer has placed multiple businesses on one sign to help with sign pollution in this area. There are four businesses on this property. The Trustees discussed how many signs are permitted per business in the text including free standing, wall, and monument. The Trustees will permit a sign height of eighty-five feet but are removing the language permitting one free standing sign per location which is not including the monument sign. The first four lines on page six will be removed. The Trustees will approve with exhibits to show what has been approved. Rodger Kessler will email an updated drawing to reflect the sign height of eighty-five feet. The directional signage is different than what is being discussed in this text.

Resolution 21-05-15-01: Trustee Carlilse moved “Resolution to adopt with modification the recommendation from the Zoning Commission to approve the request to amend the Zoning Map for 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)” and then down under in Section 1 adopts with modifications, in the blue area scratch as presented, as amended in Exhibit A – John Carlilse’s marked up text, Exhibit B – monument sign, and Exhibit C – four panel sign allowing 85’. The motion was seconded by Trustee Johnson. Discussion: On page four, Zone 2, the height limit was modified to thirty-five feet; the following paragraph was removed. On Page 5 the first paragraph was removed and the Highway Signage Lot was modified, Holophane Granville II LED language was added. On page 6 under buffering the site triangle language was added, under Signage in paragraph two language was removed and the paragraph will start with directional. Under the paragraph Permanent on-premises signs language was removed and language regarding clear sight triangle was added. The last paragraph on page six was removed. On page seven the overall height will be eighty-five feet. The second and third paragraphs on page seven will be removed. The first sentence in paragraph four will be removed along with the words “based on current pavement configuration”. On page eight under section 1210 a) the limit will be one sign and a permit will be required for a temporary sign. On page nine under Lanscaping and Retention is Article 12. The language for storm water and utilities will be removed because this is approved during PDP or FDP. On Exhibit D under the NAICS Code 722410 Drinking Places add “Only with full service restaurant”. The uses in Zone 1 were already approved.

Trustee Carlilse moved to amend his motion to include A-2 (Zone 2 NAICS Code Permitted Uses.) as Exhibit D. The motion was seconded by Trustee Foor. The motion on the amendment passed by unanimous affirmative vote.

The amended resolution 21-05-15-01 passed by unanimous affirmative vote.

The Trustees recessed at 9:38 a.m. The Trustees were back in session at 9:48 a.m.

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New Business

R&R JV LLC Preliminary Development Plan for the 310 Mixed Use Development on these properties/parcels - 379 Pike Street (010-017970-00.000), 493 Pike Street (010-017616-00.000), parcel #'s 010-017004-00.000 and 010-017382-01.000. The Zoning Commission passed the Preliminary Development Plan.

R.J. Sabatino presented for the applicant and provided an overview of the submitted plan. The Preliminary Development Plan is in compliance to the approved text. The Preliminary Plan is titled 310 Mixed Use and is labeled Exhibit "C-4" on the drawing.

Forest Gibson with OHM explained this is the first opportunity to take this mixed use to the next level. They have listened to the recommendations from the Trustees and have incorporated them into the plan. This is focused around the central core within the site creating a walkable, pedestrian oriented community with a transition of uses going from west to east, from commercial property along SR310 into the single family residential to the east. This development will have a variety of housing options with neighborhood uses such as restaurants. Mr. Gibson discussed that Etna sits at the highest point between Columbus and Jacksontown and he referred to this development as Highpointe Development. When the developer returns with the Final Development Plan the signage will be reflected.

Ron Sabatino discussed the development and pointed out the first phase of the apartments which will include a swimming pool. During a later phase a traffic signal will be required. The Trustees discussed the parking available in this development. There are five hundred and twenty-three parking spaces within the common area. There are other parking areas throughout the site. The development will have directional signage to locate the parking areas.

The Trustees discussed the proposed roundabout and how it is a concern for maintenance and for the Road Department. A roundabout moves traffic without a signal. The developer will look into alternate designs for the roundabout intersection for Final Development Plan approval.

The Trustees discussed the requirement of having two access points after thirty homes in the Phase I sections. The Trustees discussed the area that was proposed to be commercial and residential with the commercial and retail on the lower level with apartments above. Ron Sabatino explained where they will be, located, what type of use within the development, and the flexibility to extend this type of use in the future.

The applicant submitted Exhibit "C-4" labeled 310 Mixed Use to use as the Preliminary Development Plan which will be labeled as Exhibit A and will be attached to the resolution.

Resolution 21-05-15-02: Trustee Carlilse moved "Resolution to approve the Preliminary Development Plan for R&R JV LLC for the 310 Mixed Use Development at 379 Pike Street (010-017970-00.000), 493 Pike Street (010-017616-00.000), Parcel numbers 010-017004-00.000 and 010-017382-01.000 dated April 6, 2021" as presented, under the first whereas after the word and add the language "Exhibit "A" attached and". The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

The Trustee recessed at 10:28 a.m. and were back in session at 10:34 a.m.

New Community Authority (NCA)

Kip Wahlers with Ice Miller and Sean McCarter with Albers and Albers presented the New Community Authority information. The township has been working on creating the New Community Authority for over a year and Kip Wahlers is not aware of any other township having one. A township needs a Statutory Developer to work with them to create one. Ron Sabatino will be acting as one for the township to make this possible. Sean McCarter explained that other agreements have been created to work with this New Community Authority after it is created. Retail property within the township will pay taxes to the township through the New Community Authority. This will take the burden of taxes off of the community and place it on the developers. This will be forwarded to the Licking County Commissioners who will have to hold a public hearing. Through the Development Compensation Agreement (DCA) there is language that refers to a NCA. The township will also request that new developments join the NCA. The NCA will establish a Board of Directors when formed. The Licking County Commissioners are aware this will be coming to them for approval. The Smoke Creek Development will be involved in the NCA once it is formed. The revenue will come into the township's general fund and will have stipulations on what it can be used for.

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Resolution 21-05-15-03: Trustee Carlisle moved "A resolution approving a petition to establish Etna New Community Authority and authorizing one or more members of this Board of Trustees to sign that petition on behalf the township as "Proximate City" and authorizing and approving a Community Authority Cooperative Agreement between Etna Statutory Deveoper LLC and the township, and authorizing the signing of such agreement as presented. The motion was seconded by Trustee Johnson. Discussion: A signature page with all three Trustees will be signed. 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.

Announcement and Trustee Comments -

Trustee Carlisle discussed the COVID-19 release by the Governor scheduled for June 2, 2021. Trustee Carlisle has discussed this release with the Licking County Health Department and they will be following the Govenor's lead. The township will transition the office staff back into the office starting on June 3rd. The Zoning Inspector will be in the office on Monday, Wednesday, and Friday. The Trustees discussed him working from home on Tuesday and Thursday. The Trustees discussed the Zoning Inspector doing site visits on Tuesday and Thursdays. The Trustees will see how this works and adjust as needed.

The Trustees discussed livestreaming the audio only during a meeting and having it placed on the website. The difference between listening live versus listening to an audio after the meeting. During the meeting the person listening will not be able to address concerns during the meeting. A copy of the audio after the meeting can be placed on the website that can be listened to at a later time. The Trustees will need to determine how long to leave the audio available on the website. Trustee Foor will look into this option. The new website will be going live next week.

Trustee Johnson will not be able to attend the Trustee meeting on June 1, 2021. Trustee Carlisle is only aware of regular business needing to be addressed during this meeting.

Trustee Carlisle discussed people who are still struggling from the pandemic and recommended the township pay for the third quarter trash.

Trustee Carlilse moved to pay the third quarter trash for the months of July, August, and September with an estimated cost of \$150,000 dollars. The motion was seconded by Trustee Foor. Discussion: The Trustees discussed the residents appreciate the trash being paid. The Trustees discussed whether there is something else that could be paid instead of the trash. The funds are available to cover the cost. This is a way to show a small thank you to the residents for putting up with inconvenieces. This is a way to use the JEDZ money to give back to the residents. The Trustees discussed adding a third deputy and it will be discussed in the future. The motion passed by unanimous affirmative vote.

The Trustees will have the building cleaned since we will be opening the building back up.

Trustee Foor discussed the website and wanted the Trustees input for the Development page for the future. Sean McCarter provided some ideas for the website.

Trustee Johnson moved to adjourn at 11:18 a.m. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

[Signature]
John Carlisle, President

[Signature]
Walter Rogers, Fiscal Officer

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