

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Special Meeting

GOVERNMENT FORMS & SUPPLIES 644-224-3338 FORM NO. 10148

Held _____ August 10, _____ 20 _____ 2021

The Etna Township Board of Trustees met on August 10, 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 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 inquired on the status of his public records request. Mark Evans discussed documents dated April 23rd and April 26th that were provided to him on May 4th, 2021 regarding the Pulte rezoning text and what was presented to the Board of Elections regarding the referendum. Trustee Carlisle explained the Trustees were using the April 23rd documents.

New Business

I70 – Highpointe Final Development Plan

R&R JV LLC Final 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.

RJ Sabatino presented the Final Development Plan for the Highpointe Development. The developer came up with the name Highpointe because of the elevation of Etna. The Developer presented a phasing plan for the development. The mixed-use buildings will have commercial/retail on the main level and residential above. The first phase of the project will start along SR310 and go through the development. This will be a gateway to the township and will have a mix of uses from commercial and residential.

Forrest Gibson with OHM Advisors provided an overview of the Final Development Plan. The road heading to the north and connection to US40/Pike Street will be an essential part of the first phase. They have created access points for both the first and second phases. Along SR310 there is the opportunity to have some quick connections for sit down and drive-thru restaurants. There is also the potential for a future Fire Station. The developer proposes a three-legged roundabout which he feels is safer than a three-way intersection. The engineers provided a letter recommending the roundabout. The parking will be located behind the buildings. The residential will consist of the attached townhomes and detached single family homes. Exhibit C-1 is the Final Development Plan for approval by the Trustees. The development will also have paths for walking and biking. The developer is proposing to relocate Pike Street into the development and they will line up the access in the development with US40. The developer provided a plan for the locations of the signage. Mr. Gibson provided an overview of the amenities offered in this development such as a pool, fitness center, and outdoor seating areas. All of the B buildings are two story and then get progressively smaller as they work into the site plan. RJ Sabatino stated in the first phase there will be sixty-six traditional detached single family homes, sixty attached townhomes, thirty-six ranch style duplexes, two hundred and twenty-eight multi-family with the breakdown being thirty-four studio, ninety-eight one bedroom, and ninety-six two bedrooms. The projections for Phase Two are ninety-five single family, thirty-two townhomes, fifty-eight ranch style, and the second phase multi-family has not been determined. The townhomes are side-by-side with a shared wall with up to six units. The ranch homes are attached single wall connection, patio style home with a first floor master. On Sheet F-1 the street trees will be labeled on the drawings on the house side of the sidewalk.

The Trustees discussed the roundabout and how the maintenance of it will fall on the township. The option of a continuous right turn was discussed. Ron Sabatino discussed the need for a roundabout and why ODOT and Licking County like it. The roundabout is traffic driven and a practical standpoint for the businesses. The Trustees requested the developer have their traffic engineers look at the intersection with the proposed roundabout and provide other alternatives. The developer submitted a letter from their engineer supporting the roundabout.

Regarding the Homeowners Associations there will be a neighborhood level association along with a broader community level one.

Trustee Carlisle moved to table the decision on the FDP until another date to review the roundabout options. The motion was seconded by Trustee Johnson and passed by unanimous vote.

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The Board took a five minute recess at 6:10 p.m. and reconvened at 6:15 p.m.

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).

Mike Shannon presented for the applicant. The Trustees were working off of the Zoning Text dated July 30, 2021. The Trustees reviewed the recommended modifications and verified that they were made in the new text. The location of the Street lighting was modified to read "Street lights shall be no less than 5' from the house side of the sidewalk". The reference to "Illustrative Plan" needs to be modified to "Site Plan" in the text.

Resolution 21-08-10-01: Trustee Carlisle moved "Resolution to adopt with modifications the recommendation from the Zoning Commission to approve the request to amend the Zoning Map submitted by 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)" and insert under Section 1 (adopts with modifications) as Amended in Exhibit A. The motion was seconded by Trustee Johnson. Discussion: The spec sheets for the Granville II LED Classic standard streetlights was added to Exhibit A. The motion passed by unanimous affirmative vote.

Mike Shannon stated the process in Etna Township has been fair and the emphasis on the public safety and welfare of the residents was shown by getting consensus with the neighbors.

JEDD3 – Cohen DCA

Sean McCarter explained this is an amendment to add a property to JEDD3 known as the Cohen property. This is for administrative purposes only. This was started back in 2018. The DCA is basically a restatement of the JEDD agreement and the distributions mirror JEDD3.

Resolution 21-08-10-02: Trustee Carlisle moved "Resolution providing for acceptance and approval of the Cohen Development Compensation Agreement" as presented. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

New Business Continued

NCA-Exeter

Sean McCarter stated the Exeter property is in JEDZ1. This is a standalone NCA agreement to participate.

Resolution 21-08-10-03: Trustee Carlisle moved "Resolution Providing for acceptance and approval for the NCA Agreement" as presented. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Sean McCarter presented a revised petition to add the Exeter property to the packet to be presented to the Licking County Commissioner's. This is part of the New Community Authority already in the process.

Resolution 21-08-10-04: Trustee Carlisle moved "Resolution approving a petition to establish Etna New Community Authority A and authorizing one or more members of this Board of Trustees to sign that petition on behalf of the Township as "Proximate City" and Authorizing actions in support of such approval" and having John Carlisle sign on behalf of the township. The motion was seconded by Trustee Johnson.

Oneohio Settlement

Trustee Carlisle was contacted by the Attorney General's Office regarding the settlement for the OneOhio Subdivision regarding the National Opioid Settlement Agreement.

Resolution 21-08-10-05: Trustee Carlisle moved "An Emergency Resolution to accept the material terms of the OneOhio Subdivision settlement pursuant to the OneOhio Memorandum of Understanding and Consistent with the terms of the July 21, 2021 National Opioid Settlement Agreement" as presented. The motion was seconded by Trustee Johnson. Discussion: There are no strings attached to this money. The motion passed by unanimous affirmative vote.

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

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Fiscal Officer Report –
July 1, 2021

	Receipts	Expenditures
General Fund	\$877,418.74	\$68,790.77
MV License Tax	\$4,112.07	\$0.00
Gasoline Tax	\$16,632.06	\$21,946.79
Road & Bridge Fund	\$0.00	\$22,729.14
Cemetery	\$0.00	\$0.00
Special Assessment	\$0.00	\$284.40
Misc. Special Revenue	\$0.00	\$0.00
Misc. Debt Services	\$0.00	\$21,001.00
Misc. Capital Projects	\$0.00	\$0.00
Road Right-of-way Permit	<u>\$0.00</u>	<u>\$0.00</u>
Total	\$898,153.87	\$134,752.10

Funds Total July 31, 2021 is \$6,749,277.09.

Trustee Johnson moved to adjourn at 6:53 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.