

RECORD OF PROCEEDINGS

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Minutes of

August 3,

Meeting
2005

9038 Hazelton-Etna Road, Hagy
8941 Hazelton-Etna Road, Langel

The Etna Township Zoning Commission met at the Etna United Methodist Church at 500 Pike Street on August 3, 2005 for the purpose of conducting a regular meeting and to re-open a public hearing submitted by W. Scott Hayes rezoning application for 9038 Hazelton-Etna Road from General Business to Professional-Research-Office and to make a recommendation to the Trustees on 8941 Hazelton-Etna Road from Agriculture to General Business. The hearings were audio and video taped for the township records.

The meeting was called to order at 7:00 p.m. by Chairman Bravard with the following members present: Mr. Kerner, Mrs. Taylor, Mr. Colburn, Mr. Van Dyne, Chairman Bravard, and Clerk Laura Brown.

Mr. Kerner moved that we adopt the agenda with flexibility. VanDyne seconded the motion. Roll call: Motion passed 5-0.

Public Hearings

- A. W. Scott Hayes, Attorney for Pataskala Banking Company, 9038 Hazelton-Etna Road Rezoned from General Business (GB) to Professional-Research-Office (PRO). The existing use is residential. Chairman Bravard brought the public hearing back from the recess and read the recommendation from the Licking County Planning Commission and the staff report. They recommended approving the rezoning. The basis on the recommendation was as follows: 1. The parcel is of adequate size to meet the zoning requirements of the PRO District. 2. The parcel has adequate access to roadways. 3. Sewer and water facilities service the parcel. 4. The parcel meets the Etna Township Zoning requirements. 5. The proposed rezoning is in compliance with the Etna Township Comprehensive Plan. 6. Access will be gained from Trail East. Amended at LCPC meeting 7/25/05.

Kerner moved to go out of the public hearing at 7:05 p.m. Colburn seconded. Roll call: Motion passed 5-0.

Chairman Bravard asked what the pleasure of the board is concerning this rezoning. Jim VanDyne made a motion to discuss this further about the Trail East. Taylor seconded. Roll Call: Motion passed 5-0. The Zoning Commission discussed if the area that Licking County Planning Recommended to use might be part of the green space.

Chairman Bravard moved to recommend to the Trustees the approval on the rezoning request on the first 5 items from Licking County Planning Commission. 1. The parcel is of adequate size to meet the zoning requirements of the PRO District. 2. The parcel has adequate access to roadways. 3. Sewer and water facilities service the parcel. 4. The parcel meets the Etna Township Zoning requirements. 5. The proposed rezoning is in compliance with the Etna Township Comprehensive Plan. Kerner seconded. After discussion the roll call was as follows: Colburn, yes; Taylor, yes; Kerner, yes; Bravard, yes; VanDyne, yes. Motion passed 5-0.

Old Business

- A. W. Scott Hayes regarding 8941 Hazelton-Etna Road. Rezoned from Agriculture District (AG) to General Business District (GB). Chairman Bravard stated that we have had the public hearing, we have read the recommendation from LCPC staff as well as the LCPC what is the pleasure of this commission regarding this rezoning request?

Jim VanDyne moved to recommend denying the rezoning from agriculture to general business. Colburn seconded.

Mike Kerner stated that he has given this application a great deal of thought. He realized that if it is approved, some of our residents are likely to be inconvenienced. However, it is also likely that they are going to be inconvenienced if it is not approved, given that the front portion of the Langel property is already zoned for general business. The majority of citizen opposition to the rezoning comes not from the contiguous landowners, but from residents of Cameron Chase and

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Held Cumberland Trails. That is understandable considering they would be affected by any traffic congestion caused by commercial development of this property. I do think though, that it is perhaps a little unreasonable for anyone who purchased a home in a development which lies on a state highway, which is within a half-mile of an intersection with a U.S. highway and within a mile of an interchange with an interstate highway, in an area which is in close proximity to a large parcel of property zoned for general business, to think that it would remain rural. As to the traffic problems, it is entirely possible that there would be less traffic on 310 if the back portion is rezoned and a cross-access agreement can be worked out allowing access from Route 40. The primary thought in my mind is what is best for Etna Township. We do need a certain amount of commercial development. We do not need any more large scale residential developments. I think this rezoning would be good for our school system and for the taxpayers of Etna Township. This application has been recommended for approval by the LCPC, and is in compliance with our future land use map. I am prepared to cast my vote in favor of the application with the provision that we accept the applicant's offer to assure there will be no residential development on the property, and that they ensure their willingness to enter into a cross-access agreement with adjacent landowners.

Tina Taylor stated that the traffic study has not been completed. She knows how long it takes to get out on 310 right now. It does not matter what business goes in there it brings in employees and consumers we are going to have another 256 and I will try not to let that happen to Etna Township. I would rather it be in an area where they can handle the traffic. Right now I do not feel the roads can handle that much traffic.

Vince Colburn made no comments.

Dan Bravard stated this particular piece of property is both General Business and Agriculture. Checking the research whoever goes in there could go ahead and put whatever big box they want to put in there without any question. It is within our zoning plans or in the zoning resolution. If you take a look in the book under definitions an accessory use they could put the parking lot behind the building on the agricultural land and you have the big box no matter whether you like it or not and it will be closer to the road than if we rezone the back part of it to general business.

Jim VanDyne read from the recommendation from Licking County Planning Commission. There is over 166 acres in the immediate area that is designated as Commercial and Professional in the future land use map. In the future, if all the land is developed as commercial, the impacts to the traffic flow of SR 310 would be detrimental. Careful consideration of traffic flow must be made in any rezoning on SR 310. As is, the permitted use of the proposed General Business district would not be compatible with existing uses in the area. Currently, a majority of the land to the north is being farmed and is zoned as agriculture. To the west, Cumberland Trails (proposed 784 units) and to the north Cameron Chase (211 units) is zoned PUD Residential.

After discussion the roll call: Colburn, yes; Taylor, yes; Kerner, no; Bravard, no; VanDyne, yes. Motion passed 3-2.

New Business

- A. Mike Kerner moved to set the hearing date for P.V.C.R. Incorporated rezoning for August 17, 2005 at 7:15 p.m. Taylor seconded. Roll call: Motion passed 5-0.

Chairman Bravard announced that the church did not charge the Zoning Commission a fee for the services of their building but they have requested a donation. He has asked the secretary of the church to send the Zoning Commission a bill for \$50 per meeting. If we had held this at the elementary it would have been \$40 per hour with no air conditioning.

Chairman Bravard asked the public to continue to attend the Zoning Commission meetings. We are working on some important issues and would like the public opinion.

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Public Comments

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Bart Weiler on 126 Runkle Dr. is the president of the Pataskala Area Chamber of Commerce. He feels that we give Reynoldsburg every bit of our revenue for goods and services. This would help our schools. He feels we have done a wonderful good with development. It saddens him that we go to Reynoldsburg to give them our hard earned dollars instead of back to our community.

Kathy Johnston of 254 Trail East said thank you for voting your conscience earlier tonight and sometimes sending our dollars to Reynoldsburg is not the worst thing that could happen to us. Eventually we are going to have the right kind of development here. We have lots of places to put it but we need to be smart about it. She has lived the 256 nightmare. Do we want to be a New Albany or a 256?

Donna Amstutz of 11 Milkweed Place I was concerned with the bank issue that the bright lights away from our development and wants to keep her green space. She wants the growth to be elsewhere and not in our backdoor.

Scott Hayes 195 East Broad Street stated he did not have anything to do with the bank issue. Commercial and Industrial uses are the life blood of any thriving community. As communities grow densities increase and certain services are required and/or demanded by its citizens. Contrary to what many believe, all residential development, including large estate homes, end up using more tax dollars in services than they provide in taxes to the community. It is only business, commercial and industrial, from which a community gains the revenue to afford to provide these services without significantly raising local taxes. Therefore, it is important from both an employment and service point of view that the Township of Etna provide areas for commercial and industrial development. I did not pen those words those are from the Etna Township Land Use Plan and Recommendations. It continues further, many residents expressed in the community survey their interest that certain commercial services, such as sit down restaurants and larger supermarket style stores, locate within the township. The largest business use is a combined business and professional district where a mix of these uses, or demand derives one type or the other as best determined by the Zoning Commission. This area surrounds State Route 310 and the village of Etna along the U.S. 40 bypass.

Bradley Hilgert of 86 Westview Drive was disappointed that we had a chance to bring money into the community and to preserve some green space closer to 310 by rezoning the property.

Zoning Commission Comments

Vince Colburn stated that he agrees with the need for commercial development and it would be welcomed. The problem was location, and that it would be on a two lane road. He also mentioned an article in the Columbus Dispatch that it would not be cost effective to widen to allow the additional traffic. The property in Etna Township is available for commercial development and he does not think the residents are against it, it is all based on location.

Tina Taylor agreed with Vince that we do need business in Etna. We need to be smart where we locate them. We do not want to ruin the residences that we have. Put them where they have ample road access or the roads can handle it. We can still keep a rural township and have a nice township so we do not have another 256 or Morse Road.

Mike Kerner stated there is only one other road with better access than 310. It is going to happen on 310, the future land use map calls for that to be commercial, Pataskala is developing 310 from the South, they are going to widen 310 from the freeway up. Standby, it is going to happen. We can either take advantage and get something good in there or something bad. I feel we just turned down something decent.

Jim VanDyne is definitely for commercial development. Etna Township needs to be responsible for the development and that means where it is going to go and who it is going to effect. We are talking about affecting a lot of people in Etna Township as to where it was going to go. I hope your client does not go away. I hope we can find someplace suitable for them where we can have the access they need. We do need development.

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Chairman Bravard discussed the special meeting last week about the future of Etna Township. What do we want Etna Township to look like in twenty or thirty years?

Bart Weiler of 126 Runkle Dr. stated that at the MORPC meeting that in ten years Licking County's population will increase by 19,500. He commends the township on the industry in our township. He sees retail coming to our township.

Waltraud (Sam) Hall of 107 Trail East stated that the area remains nice. She would like to see the retail in an area with good access for the traffic. She would like to see good business for the township.

Rod Hilgert of 86 Westview Drive remembers when Taylor Road was a gravel road. He feels the retail has to come to help the schools. He wants to see a well developed community.

Todd Slone of 135 Purple Finch Loop does not want to see Etna Township turn into Hamilton Road or Morse Road. He does not want to see Etna Township end up with empty box stores because they move on. He would like to see a central access for the businesses so it will help with the traffic. He would like to have zoning rules for the buildings and does not feel the signs need to be huge like the one at McDonald's.

Barb Langel of 8941 Hazelton-Etna Road stated that she attended the meeting with Phil Laurien. He talked about preserving farmland. He said that the farmers do not want to preserve the farmland they want to sell. Their neighbors get angry because they came out to watch the farmers. He said they were very selfish reasons. He talked about economic conditions. Commercial is nothing but a tax bonanza for the schools and for the township.

Mariel Kraynak of 70 Runkle comes from Long Island New York originally. She feels the planning does need to be done right. She has concerns with the air pollution, the higher rates of cancer, all of this brought on by density. She feels retail is important but maybe over on Route 40 and not on 310. She feels it is very important at this stage to do the planning to avoid the horrible things that the people of New York are experiencing.

Rhoda Langel of 72 Wendell Road understands that people do not want development in their backyard and there is a much better place elsewhere to put it. The much better place is not going to want it in their backyard either. The bottom line is you can't stop progress. We did not want your developments when they came in, we loved the farmland, we lived here and that is what we had and we loved that. But we can not stop that, progress is progress, a lot of people do not like change, I do not like change but you can not stop it. We did not beat down your doors or petition in your neighborhoods and say we do not like you. She feels that some people are forgetting the fact that this is a piece of property that has been here since the 1800's run by the same family, if families could continue to farm and make a leaving at it they would. They use their property more or less like a retirement. When you build right at 310, 40, and an exit off 70, it is a state route and it is going to happen. If you did not want businesses go someplace completely less accessible.

Nell Rife of 23 Wrens Nest Court question is on the traffic signal at Cameron Chase Drive or at Refugee Road. She has seen life flight come in quite a few times in three years. Pataskala is developing North on 310. She thinks the speed limit of 55 is too high, thinks 35 or 45. Refugee Road is a little to misaligned to be a traffic signal and she hopes that when Etna is approached about the traffic light it stays at Cameron Chase possible where it was originally designed.

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Gary Burkholder 254 Trail East stated that the Board of Trustees did pass a resolution to have the traffic light to be moved from Cameron Drive ²⁰ up to

Refugee Road and 310. The State of Ohio did do a traffic impact study and determined that a traffic light is warranted at this location due to the number of accidents and the volume. He attended a meeting yesterday at Licking County Planning Commission, City of Pataskala, and the Ohio Department of Transportation. Pataskala is concerned about needing turn lanes at the traffic light on their side of Refugee Road. Refugee Road is the dividing line between Pataskala and Etna Township. Pataskala does not currently have the finances for the turn lanes. ODOT did assure the City of Pataskala that the turn lanes currently are not warranted and a traffic signal would be designed and installed that could accommodate turn lanes at a later date. He does not speak for the board but he is concerned about the safety issue as we begin to grow and there is more residential the township will need a safe intersection there. He is a former Pickerington City Council member and he fought against all the traffic lights at State Route 256 and he is dedicated, at least in his limited role, to unsure that State Route 310 does not become another State Route 256. He does not feel it has to become that if we all work together and do the proper planning and all of the residents continue to show up at the meetings and express your concerns. He appreciates the citizens turning out tonight.

Paul George of 6877 Palmer Road stated that he appreciates all the voters that got the JEDZ passed. He feels the JEDZ will provide a tremendous amount of income of the next fifteen years in the township budget. Paul George would like to see a tax base so all the residents of Etna Township will not have such a burden on taxes. He would also like to see parks and recreation in Etna Township along with another cemetery.

Vince Colburn moved to adjourn the meeting. VanDyne seconded. Roll Call: Colburn, yes; Taylor, yes; Kerner, no; Bravard, yes; and VanDyne, yes.

Meeting adjourned at 9:10 p.m.

Laura Brown

Laura Brown
Clerk

Approved

September 7, 2005

Approved as corrected/amended _____

Dan Bravard

Dan Bravard, Chairman