

Held

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Klema/JBW PMUD

The Etna Township Zoning Commission met on March 2nd, 2011 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was audio recorded for the township records. The meeting was called to order at 7:00 p.m. by Chairman Stepp. The Pledge of Allegiance was recited. The roll call showed the following members present: Randy Snider, Freddie Latella, Trent Stepp, Bill Young, Robert Essex, and clerk Laura Brown. For the record alternate Jim Van Dyne is in attendance.

Bill Young moved to adopt the agenda. The motion was seconded by Freddie Latella and passed without objection.

Zoning Commission Announcements and Comments

The Comprehensive Planning Committee will meet on March 8th, 2011.

Robert Essex moved to waive the public reading and approve the minutes from the February 16th, 2011 meeting. The motion was seconded by Randy Snider and passed without objection.

The meeting was turned over to the clerk, Laura Brown for the election of the chairman.

Freddie Latella nominated Robert Essex. The nominations were closed. Roll call: Randy Snider, Robert Essex; Freddie Latella, Robert Essex; Trent Stepp, Robert Essex; Bill Young, Robert Essex; and Robert Essex, Robert Essex. Robert Essex will be the Chairman.

The meeting was turned back over to Chairman Robert Essex for the nominations for Vice Chairman.

Freddie Latella nominated Trent Stepp for Vice Chairman. The nominations were closed. Roll call: Randy Snider, Trent Stepp; Freddie Latella, Trent Stepp; Trent Stepp, Trent Stepp; Bill Young, Trent Stepp; and Robert Essex, Trent Stepp. Trent Stepp will be the Vice Chairman.

Bill Young moved to accept the Technical Review Board schedule as follows: Jan/Feb/March – Bill & Trent; April/May/June-Randy & Robert; July/August/Sept – Bill & Freddie; and Oct/Nov/Dec – Trent & Randy. The motion was seconded by Trent Stepp and passed without objection.

Bill Young move to adopt Roberts Rules of Order for the meeting rules. The motion was seconded by Trent Stepp and passed without objection.

The Zoning Commission discussed using a paper that delivers to the western portion of Etna Township to notify those residents of hearings.

Bill Young moved to place the public notices in The Pataskala Standard and using The Newark Advocate when there are time constraints. The public notice will also be placed in This Week Reynoldsburg when the hearing would apply to the western portion of the township. The motion was seconded by Robert Essex and passed without objection.

Freddie Latella moved to approve the clerk setting the public hearing date due to time constraints. The motion was seconded by Bill Young and passed without objection.

Freddie Latella moved to amend the agenda to add the approval of the regular meetings to be held on the first and third Wednesday's at 7:00 p.m. The motion was seconded by Bill Young and passed without objection.

Bill Young moved to appoint Laura Brown as the Zoning Commission Clerk with an hourly rate equal to that established for her duties as township secretary by the Board of Trustees. The motion was seconded by Randy Snider and passed without objection.

Bill Young move to adopt the notice procedures as outlined in the Board of Trustees Resolution 10-02-02-02 to provide notification of its regular, special, and emergency meetings to the Newark Advocate, Pataskala Standard, This Week Newspaper and any other News Media requesting notification. The motion was seconded by Trent Stepp and passed without objection.

Bill Young moved to approve the regular meetings on the first and third Wednesday's at 7:00 p.m. The motion was seconded by Randy Snider and passed without objection.

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Public Hearing

Bill Young moved to open the public hearing at 7:16 p.m. that was recessed on January 5th and February 2nd, 2011. The motion was seconded by Freddie Latella. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Trent Stepp, yes; Bill Young, yes; and Robert Essex, yes. The motion passed 5-0.

The applicant Connie Klema presented the changes and updates to the zoning text amendment.

Connie Klema explained the benefits to having private streets and stated they would be constructed to public specifications. The township does not have to accept the streets. The Zoning Commission discussed their concerns with the private or public roads.

Public Comments

Gary Burkholder of 254 Trail East was representing the Cumberland Trail Homeowners Association. Gary Burkholder disagrees with Section 4.8 of the Licking County Subdivision Regulations. The petition for the streets is done through the Licking County Commissioners; the township does not have the ability to refuse the streets. Gary Burkholder discussed the timing of when the Homeowners Association is formed and would like to see them in the preliminary development plan. Gary Burkholder discussed the reserve area located on Runkle Drive. Gary Burkholder submitted a map of the proposed development on the corner of Refugee Road and State Route 310, Cumberland Trail Section 2 development plan and a letter from the Cumberland Trail Homeowners' Association attorney Jonathan Veley regarding reserve areas. They would like the language in the plan regarding West Licking Joint Fire District emergency access into Cumberland Trail Subdivision on Runkle Drive removed.

Freddie Latella stated the Zoning Commission and the Applicant cannot say what happens in the Cumberland Trail Subdivision.

Connie Klema will be happy to change the text to have public streets. Connie Klema also stated the reference to Cumberland Trail regarding Runkle Drive can be removed.

Robert Essex asked Gary Burkholder if he would be opposed to a pedestrian path or bike path. The homeowners' association is opposed to vehicular traffic and supports the letter from their attorney. Gary Burkholder does not know whether they would support pedestrian path; these areas are no build areas on the reserves.

Freddie Latella stated the access into Cumberland Trail is a non issue to Connie Klema and is an issue to the Cumberland Trail HOA so it should be removed.

Freddie Latella moved to close the public hearing at 8:12 p.m. The motion was seconded by Bill Young and the roll call was as follows: Randy Snider, yes; Freddie Latella, yes; Trent Stepp, yes; Bill Young, yes; and Robert Essex, yes. The motion passed 5-0.

The Zoning Commission discussed the private or public streets. They discussed the issues of trees along the public streets and who would maintain the trees. They also discussed parking along the streets. This could be determined in the final development plan. The development could have both private and public streets.

Gary Burkholder recommended it be part of the final development plan. He does see both the points regarding the public and private streets. They need to be built to the public street standards.

The Zoning Commission discussed the gated communities and the benefits to private streets and the cost to the township to maintain the streets. The main road could be a public street. The private streets would be maintained with the condo fees. Connie Klema discussed putting language in that the Zoning Commission will address right-of-ways in the final development plan.

Connie Klema stated for the record they are committed to the 55 year and older restriction.

Connie Klema will submit updated text for the next Zoning Commission meeting on March 16th, 2011.

Chris Harkness discussed the access to the property north of this development in regards to public streets, private streets, or cross access easements. He spoke with Brad Mercer with Licking County Planning Commission regarding the requirements for connecting with the adjacent property to the north, and Brad stated that it would likely be required but could be accomplished with either public streets or cross access easements.

Freddie Latelle will not arrive until 8:00 p.m. on March 16, 2011.

DAYTON LEGAL BLANK, INC. FORM NO. 10148

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Trent Stepp moved to adjourn the meeting at 8:50 p.m. The motion was seconded by Bill Young and passed without objection.

Approved March 16th 2011

Approved as corrected/amended _____

Laura Brown

Laura Brown, Clerk

Robert D Essex

Robert Essex, Chairman