

February 23,

2016

Held _____

_____ 20 _____

The Etna Township Zoning Commission met on February 23, 2016 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 6:07 p.m. by Chairman Essex. The Pledge of Allegiance was recited. Roll call showed the following members present: Randy Snider, Dave Olson, Robert Essex, Mark Painter, Lisa Loudenslager, and clerk Laura Brown.

Len Fatica moved to adopt the agenda. The motion was seconded by Mark Painter and passed without objection.

Zoning Commission Announcements and Comments –

The Zoning Commission welcomed new member Len Fatica and alternate Litichia McIntyre.

Minutes

Mark Painter moved to waive the public reading and to approve the minutes from the December 8, 2015 meeting. The motion was seconded by Dave Olson and passed without objection.

New Business

Watkins Grove Development Plan Modification

Rob Platte presented a written staff report. The Applicant NRS Properties was present.

The property is a +/-15.63 acre parcel south of Phase 1 and is being combined with a +/-2.48 acre parcel from the Lorch property to the west for a total project area of +/-18.11 acres.

The modification is governed by the former Article 13 regulations in the Zoning Resolution at the time of original approval on January 3, 2000.

The request is to modify the existing Development Plan to redesign the road and access to Watkins Road and revise the lot size and layout. The average lot width of the 45 lots on the current plan is 71.8 feet. The average lot width of the 45 proposed lots is 69.6 feet.

NRS Properties has proposed the build-out of Phase 2, based on the currently approved Final Development Plan dated November 15, 1999 (the "FDP"). The proposed plan (the "Plan") has been modified slightly for Phase 2 to meet the current Subdivision Regulations of the Licking County Planning Commission. The more major of the changes are as follows: A Mid-Block Crosswalk was added at Lot #10, an additional 2.48 acres was transferred from the Elizabeth Lorch property to the west to serve as the needed additional Open Space as well as a location for storm water management, an 8' asphalt pedestrian path was added between Lots #15 and #16, additional Open Space was added at the new access point at Watkins Road, and the new access point at Watkins Road has been shifted to the southern property line.

The changes to the FDP are in response to updates to the Subdivision Regulations from LCPC. The shifting to the south of the access point to Watkins Road increases the distance from the existing Stirling Way access, which is supported by the township and LCPC.

The additional Open Space is preferable and will allow for aesthetical improvements at the new access. The existing plan shows an Open Space area between Lots #16 and #17, but does not show a path. The applicant has proposed an 8' pedestrian path that would be in line with the crosswalk at Stirling Way. The PUD rezoning and development plan approval carries a provision that reads "...the provision that a sidewalk will be constructed on Watkins Road from the development to the school unless the SWL School district agrees to send buses into the development to transport the students to the school." The SWLSD does run a busing route into the development; therefore this provision is not required. Although not noted on the Plan, sidewalks will be required by the Subdivision Regulations along Watkins Road in front of the Phase 2 area, but they will stop at the southern property line.

Andy Gardiner, engineer for the applicant, discussed the open space requirements. They have not discussed detailed landscaping. The Licking County Planning Commission will require a landscape plan. He agreed to extend the sidewalk to the existing sidewalk going to the school property. The Licking County Planning Commission requested the path be extended to the school.

The safety of the ponds was discussed and whether a fence would be required. Other developments have not required fences around their ponds.

There were no public comments.

Rob Platte recommends approval of the proposed modification to the Final Development Plan of Watkins Grove Phase 2 with the extension of the sidewalks.

RECORD OF PROCEEDINGS

0135

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

February 23,

2016

Held _____ 20 _____

Mark Painter moved to approve the request to modify the Final Development Plan of the Watkins Grove subdivision (Phase 2), as proposed in the FDP-16-01 application, the corresponding Staff Report dated February 23, 2016, and including the extension of sidewalks along Watkins Road north to the sidewalks at Stirling Way and Watkins Road. The motion was seconded by Len Fatica and passed by unanimous affirmative vote.

Old Business

Accessory Structures

Mark Painter provided a combined document to work from. The Accessory "buildings" needs to be changed to "structures". The commission discussed the table from Lake Township. Mark Painter will update the document and the commission will review at the next meeting.

Mark Painter moved to adjourn the meeting at 7:42 p.m. The motion was seconded by Lisa Loudenslager and passed without objection.

Approved March 8, 2016

Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Robert Essex
Robert Essex, Chairman