

April 19,

2016

Held

20

The Etna Township Zoning Commission met on April 19, 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 6:00 p.m. by Chairman Painter. The Pledge of Allegiance was recited. Roll call showed the following members present: Len Fatica, Dave Olson, Mark Painter, Lisa Loudenslager, and clerk Laura Brown. Freddie Latella was excused.

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

Zoning Commission Announcements and Comments –

Mark Painter welcomed the residents and explained the process for speaking this evening.

Minutes

Dave Olson moved to waive the public reading and to approve the minutes from the April 12, 2016. The motion was seconded by Len Fatica and passed without objection.

New Business -

Cumberland Trail PUD Modifications

The applicant is T&R Properties and the property owner is Trail Golf, LTD. There are eight properties involved with the parcel numbers being 010-018000-00.041, 010-018000-00.002, 010-017988-00.000, 010-017988-00.186, 010-018000-00.000, 010-018000-00.001, 010-017988-00.314, and 010-017988-00.187.

Rob Platte, Township Administrator, provided a summary of the process and application. This modification would be subject to the previous Planned Unit Development section of the Zoning Resolution that was under Article 13, Section 1329 Expiration and Extension of Approval Period. The process in the previous Planned Unit Development was the Preliminary Development Plan and Text were ran through the township and when approved they become the Final Development Plan.

A sketch plan review was held on March 31, 2016 by the Licking County Planning Commission. The plans from the March 31, 2016 sketch plan review have been modified. The most significant change was the addition of twenty lots referred to as Phase Four.

The applicant has proposed a modification to the undeveloped Sections Six and Seven as well as the addition of lots referred to as Phase Four. The current approved Development Text permits three hundred and sixty-one Single Family Lots with two hundred and fifty-eight homes already built. Section Six was planned with thirty-nine lots and Section Seven with sixty-four lots. The applicant has proposed an increase of twenty-two lots by reconfigurations in Section Six and Seven and additional lots by Section Four, a reduction in the minimum lot size from nine thousand square feet to four thousand five hundred square feet, an increase in the required front yard setbacks from twenty feet to twenty-five feet, changes to the turn lane requirements, and removing the text concerning an underground tunnel for the cart path. In Section Six Andrew Court has been removed which would create a net reduction of five lots. The lot sizes near Sections Four and Six have essentially stayed the same or similar. The lot sizes in Section Seven have been reduced from seventy feet to fifty feet. The applicant reports an overall density increase from the approved 2.11 to 2.17 units per acre.

It was discussed whether Sections Six and Seven should be a new, stand-alone subdivision from Cumberland Trail having a Homeowner's Association and a different name. If this is going to be a new subdivision it might need to be rezoned to the current Planned Unit Development Standards. Creating a new subdivision could create a problem with the open space. The old PUD Text required twenty percent open space. Any changes in the open space may require a rezoning which has not been researched.

Steven Hicks with T & R Properties stated they are in the process of purchasing the golf course and some of the undeveloped land around it. They would like to improve the community and the golf course. They would finish the development with a product that is more attractive to the person who plays golf. They are proposing a change in the lot size and the product. They are proposing more of a ranch style house. The Fire Code required a change in lots in Section Six regarding the cul-de-sac. The additional lots on the golf course are not in Section Four but on golf course land. Len Fatica spoke up regarding the golf balls hitting their houses by Hole Eight. Steven Hick stated people like to have the golf course view. This Development would have their own Homeowner's Association. This Development would have its own entrance off of Refuge Road. The residents in this development would be members of the golf club.

Jim Ohlin with Ryan Homes provided handouts showing their product of ranch style homes. This product is catered around the downsizer having a one level floor plan with full basement. The objective with the smaller lots is the buyer does not want to maintain the yard. This style home is for Sections Six and

RECORD OF PROCEEDINGS

0141

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 1014B

April 19,

2016

Held

20

Seven. The homes in the other areas could be different to match the current style. The average square footage is between eighteen and nineteen hundred square feet. The price range would be between three hundred twenty-five thousand dollars to three hundred thirty thousand dollars. The basement is not included in the square footage.

Rob Platte clarified that the applicant has referenced the plan as four phases; phase one, two, and three are part of Section six and seven with phase four is part of the golf course property.

Ron Sabatino with T&R Properties stated they will have a different Homeowner's Association whether they stay with Cumberland Trail or become a separate development. All of the homeowners will be notified in advance of the rights they will have to the golf course which will be paid for by requirements of the Homeowner's Association. They would be willing to place a covenant with the land and deed the golf course as permanent open space.

Len Fatica discussed the existing wetlands and what has been mitigated. Ron Sabatino explained the first two phases stop short of the wetlands and they have not applied for the permits to extend the road. The road will provide a second access for emergencies.

Ron Sabatino stated the proposed homes are with upgraded items such as counter tops and cabinets.

Steven Hicks explained the previously approved map and the proposed plan. In Section Six the cul-de-sac has been removed and the number of lots reduced. In Section Seven the configuration for the intersection has been updated around the driveway. The cul-de-sac in Section Seven has been modified because of recommendations from Licking County and Etna Township. The lot widths have been reduced. The width of the entrance on Refugee Road remains the same. The single story lots are proposed for Section Seven and the house would be forty foot wide on those lots.

Len Fatica spoke up regarding Phase Four and the homeowners who paid a premium for the golf course view which would be taken away. Ron Sabatino stated he was not aware of any premiums paid for any lots. His experience is that if a golf course closes behind the home there would be a diminution of value. He is not sure of any diminution of value for a golf course across the street from it.

Rob Platte followed up with some clarifications. The applicant can build out the current plan and are subject to changes because of Licking County Subdivision Regulations. Licking County Prosecutor's Office recommended if the phases are to be a new subdivision a rezoning would be required which is a different process. Rob Platte would have to research whether new homes could be built on the golf course properties recommended in Phase Four. This phase would also have to go through subdivision regulations and storm water runoff calculation done. The Road Department Superintendent has not reviewed the submitted plans. Rob Platte recommends the changes in the turn lanes be reviewed by him.

Rob Platte recommends the Zoning Commission table this for more review and clarification on issues.

Len Fatica moved to table the decision on the request to modify the Final Development Plan of Cumberland Trail subdivision as proposed in FDP-16-02 application. The motion was seconded by Lisa Loudenslager. The motion passed by unanimous affirmative vote.

The Zoning Commission will schedule the meeting after the questions are answered. It was recommended the residents provide an email address to be notified of the meeting date.

Public Comments

Trent Stepp of 319 Trail East referenced page thirty-four of the Etna Township Comprehensive Plan regarding lot size. He discussed architecture control for the new development. He discussed the additional houses in Phase Four and believes this is a change of use. He is not in favor of the proposed lot size next to the currently approved lot sizes. He did pay a premium for his lot for a golf course view. He discussed the open space and requirements under Article 13 of the Etna Township Zoning Resolution. He recommends the entire subdivision be rezoned to a Planned Mixed Unit Development. Trent Stepp discussed notification to the property owners and in the newspaper.

Mike Yost of 434 Trail West lives off of Hole 10 has concerns with golf balls. He was told when he purchased his home that there would be no houses next to him.

Gretchen Balogh of 323 Trail East has concerns with golf balls, safety for the children, and home values.

DAYTON LEGAL BLANK, INC., FORM NO. 1014E

April 19,

2016

Held

20

Gary Smetzer of 423 Trail West has the same concerns. He has concerns with improvements to Refugee Road and the cost of these improvements.

Linda Corniola of 59 Trail East has the same concerns. She spoke about the survey done a few years ago from the Comprehensive Land Use Plan.

Matt Perry of 450 Trail West asked the Zoning Commission to listen to the facts. He has concerns with property values.

Preston Cunningham of 431 Trail West purchased this lot for the view both front and back. He has concerns with additional traffic and home values. They purchased this lot because it did not have a through street. Across the street from his house is a storm retention area.

Robert Winship of 419 Trail West stated golf balls come with the territory. He asked about Phase Four and since these houses were not in the original plat questioned what gives them the right to develop in this area. They paid premiums for these lots.

Zach Leckrone of 108 Elderberry Court did pay a premium for his lot and did not move into a retirement community. He has concerns with traffic.

Ron Ducker of 459 Trail West has concerns with traffic.

Greg Lawson of 463 Trail West lives on the twelfth hole and has concerns with construction traffic and the children playing. He questioned if the club house would become private. He is concerned with traffic on Refugee Road.

Brad Cramer of 109 Elderberry Court chose his house because of the view and asked the board to consider the current residents and home values.

Leslie Wallace of 52 Dellenbaugh Loop moved into the community because of the development and green space.

Randy Abbott of 333 Trail East is closing soon and was sold his house because of the golf course view and paid a premium for his house.

Mark McGuire of 350 Trail East is concerned with this development and phase four. He feels this would destroy the golf course.

Curtis Michael of 435 Trail West is opposed to this development as presented. He has concerns with traffic on Refugee Road, property values, and the view.

Josh DiYanni of 446 Trail West backs up to Hole Ten and has concerns with the houses being proposed and property values. The residents paid premiums for golf course lots. He feels the square footage is a major change.

Lori Schaeffer of 435 Trail West has concerns regarding the changes to the golf course with additional houses and with home values. She does not want to see the golf course go under because it is surrounded by homes.

R.K. Smythe of 300 Trail East has concerns with home values. He has concerns with residents moving out of the development and the properties becoming rental property.

Stacy Howard of 415 Trail West paid a premium for their house. She stated the back nine is a swamp and not feasible for houses. She is a licensed realtor and has concerns with property values.

The requirements for meeting notice and process was explained.

Greg Lawson of 463 Trail West has concerns with the additional traffic on Refugee Road.

RECORD OF PROCEEDINGS

0143

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 1014B

April 19,

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Chairman Painter explained the process and stated there are a lot of items to discuss and work out. Clerk, Laura Brown, explained the process and recommended they provide an email address to be contacted when the date is set for the next meeting.

Rob Platte explained that Refugee Road is split with the City of Pataskala and the township shares maintenance with them. The township has an approved plan for Cumberland Trail Subdivision and it can be built today if built to plan. The Zoning Commission is reviewing a request to modify the plan. The process to modify this plan does not require notice, does not require submission to Licking County Planning Commission or the Board of Trustees. This Planned Unit Development text has been removed from the Zoning Resolution but governs the Cumberland Trail Subdivision. The Zoning Commission will have to determine if this is a modification or a new subdivision request. This is not a public hearing. Rob Platte is planning on having the answers back by the Zoning Commission for the meeting on May 10, 2016.

The information is subject to the Public Records Law and available for review. The copies can be provided at the cost to make the copy. The materials for the meetings are subject to change and this is why they are not posted on the website.

Ron Sabatino spoke of the process and the public notice requirements. He stated they will not come before the township to create a new subdivision or a rezoning. The golf course is distressed. He feels the changes would make things better. He is willing to sit down with some residents to discuss the changes.

Len Fatica moved to adjourn the meeting at 8:09 p.m. The motion was seconded by Lisa Loudenslager and passed without objection.

Approved May 10, 2016

Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Mark Painter
Mark Painter, Chairman