

RECORD OF PROCEEDINGS

0147

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

August 9,

2016

Held _____

_____20_____

The Etna Township Zoning Commission met on August 9, 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 6:08 p.m. by Chairman Painter. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre, Dave Olson, Mark Painter, Lisa Loudenslager, and clerk Laura Brown. Freddie Latella is excused.

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

Zoning Commission Announcements and Comments –

The Trustees will be advertising on the website for an alternate for the Zoning Commission.

Minutes

Dave Olson moved to waive the public reading and to approve the minutes from the July 26, 2016 regular meeting. The motion was seconded by Lisa Loudenslager and passed without objection.

New Business –

Watkins Grove PUD Modification

Rob Platte presented a written Staff Report for Final Development Plan #FDP-16-03, modification for Watkins Grove Subdivision. The Applicant is Ryan Homes and the property owner is Elizabeth Lorch for parcel number 010-017652-00000.

The applicant has proposed modifications to the undeveloped Section 3 (Lorch parcel) portion of the Watkins Grove Development Plan dated November 15, 1999. The current approved plan allows for 84 lots in Section 3. The applicant has proposed a decrease to 68 lots. The applicant has proposed an increase in net open space from the current 20.150 acres to 37.135 acres. The applicant has proposed a reduction in the minimum lot width from 70' average to 65'. The applicant has proposed retaining the current front, side and rear yard setbacks of 30', 25' and 5', respectively. The applicant has proposed changing the eastern Full Access to an Emergency Access. The applicant has proposed adding a future access to the parcel to the west at the request of the Township Road Superintendent and anticipated requirements of the Licking County Planning Commission. The applicant has reconfigured the street layout, but still maintains a total of two cul-de-sacs. The western Full Access includes a 'Boulevard' type island at the entrance.

The applicant has submitted this modification request as a result of the location of the 50' overhead electrical power line easement. On the current plan, this easement is acknowledged to exist, but is denoted as "To Be Removed". The applicant has since learned that the extreme costs related to the relocation of such a power line would make the current plan unfeasible. Otherwise, the applicant has expressed interest in completing the section as currently approved.

The applicant has taken care on the proposed modification to relocate structures outside of the easement. The residual "triangle" leaves very limited layout options. The applicant has retained as close of a plan to the original as can be realistically proposed.

As stated on page 1, the Zoning Commission is charged with considering a request to modify an approved plan and can approve such a request if the request "is not in conflict with the public interest." It is important to note that there is not a distinction in the PUD text between a "major" and a "minor" modification, so no gauge exists for staff to be able to offer a recommendation to the Commission.

Chairman Painter inquired on the process for the applicant if this request is denied. Chairman Painter would like to have input from the Board of Trustees. Rob Platte explained the process for a Planned Unit Development rezoning request thru the township. The application will be required to go thru the process with the Licking County Planning Commission. The township did advertise in the paper and also sent letters to the adjacent property owners.

Jack Brickner represented the applicant and presented information regarding the plans and the power lines. It would take a lot of money to get AEP to relocate the lines along with penalties if there is down time to move the lines from customers that have contracts with AEP.

They have met with Rob Platte, Township Administrator; Mike Waller, Road Superintendent; and John Singleton with West Licking Joint Fire District on the proposed layout.

DAYTON LEGAL BLANK, INC., FORM NO. 10148

August 9,

2016

Held _____ 20_____

This plan would have minimum of 65 foot lots. This is the same as Phase Two. This design will have an increase in open space. The open space will be turned over to the Home Owner's Association.

Public Comments

Kaylyn Bredon of 117 Watkins Grove inquired on the HOA Fees and a walkway to the school.

Jack Brickner stated it has not be determined if the HOA will be the same as Watkins Grove Phases One and Two. Phase Three has more open space. There is a path in Phase Two that will connect to the back of the school property. It has not been determined if Phase Three would connect to Phases One and Two.

Chairman Painter is concerned that the Board of Trustees do not have input and recommends denial.

Mark Painter moved to deny the request to modify the Final Development Plan of the Watkins Grove subdivision, as proposed in the FDP-16-03 application. The motion was seconded by Lisa Loudenslager. The roll call was Litichia McIntyre, yes; Dave Olson, no; Mark Painter, yes; and Lisa Loudenslager; yes; motion passed.

Dave Olson moved to adjourn at 6:41 p.m. The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.

Approved 9-27-16 db
10-25-16

Laura Brown
Laura Brown, Clerk

Approved as corrected/amended _____
Mark Painter
Mark Painter, Chairman