

# RECORD OF PROCEEDINGS

0149

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10149

September 13,

2016

Held

20

The Etna Township Zoning Commission met on September 13, 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 6:03 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, Josh DiYanni, and clerk Laura Brown.

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

#### **Zoning Commission Announcements and Comments –**

The Zoning Commission welcomed Josh DiYanni to the board.

#### **Minutes**

The minutes will be approved at the next meeting.

#### **Public Hearing –**

Chairman Painter called the public hearing to order at 6:05 p.m. for the application submitted by CRG Acquisitions, LLC for property owner Warner Farms Development Limited for land located on S.R. 310 (Hazelton-Etna Road) South of I-70 (parcel number 010-018264-00.000) approximately 155.286 acres.

Rob Platte, Township Administrator, reviewed the request and the process for adopting a Planned Mixed Use Development. The first step is to approve the text and the second step is to approve the Preliminary Plan. Rob Platte reviewed the requirements in Article – 19 and compared it to what the applicant has submitted. Rob Platte explained the need for the road to be a public road so in the future the parcel could be split if needed. The public road is needed to provide road frontage during lot splits.

Scott Caplin, a representative for CRG (Clayco Real Estate Group) provided an overview of the company and their vision for this property.

Amanda Spencer with Jobes Henderson, the engineering firm representing CRG, reviewed the application and the prohibited uses that were added in the text amendment.

Chairman Painter has reviewed the information. The wetland areas will have to be addressed and CRG is working on these areas. The higher class wetland will not be disturbed. The other areas will be addressed with the EPA or the property agency.

Rob Platte discussed the Comprehensive Plan. The east side of the property along S.R. 310 is local business. The plan is recommending Manufacturing for the larger area of the property.

Rob Platte discussed having to add items to the text. The text will govern this property only and becomes a part of the Etna Township Zoning Resolution. The text will be used to design the Preliminary Development Plan.

#### **Public Comments**

Dan Uditis of 10380 Lynns Road has concerns with the woods. He has concerns with traffic and whether the road would connect to Lynns Road. At this time it does not connect with Lynns Road. The property has water issues and he has water problems now. His largest concern is where the water will go after this property is developed. He has concerns with property values.

Amanda Spencer addressed the water run-off concerns. She explained the Licking County regulations and all of the storm water will go into the water retention areas and released at a slower rate. The water will not run off onto the road or onto their property.

Julie Hite of 10440 Lynns Road is concerned with water but also has concerns with the loss of wild life. She requested the information be mailed to the residents which will be impacted. She has concerns with lighting and noise. She would like a buffer zone on the west side of the property. She has concerns with traffic. Scott Caplin stated he will be working with the township on Columbus Parkway being re-routed.

John Kennard of 10785 Palmer Road discussed the developing of land on 40. He has concerns with all of the manufacturing in the township. He does not feel this is enhancing the community and will bring more semi truck traffic.

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Sally Mellon of 10432 Palmer Road owns property to the south of this property. Sally Mellon asked for clarifications on the map that was submitted with the application. Rob Platte explained the map submitted is not a final end product. Scott Caplin with CRG stated they do have inquiries for the large buildings similar to Amazon. Sally Mellon has concerns with the water and run off from this property.

Amanda Spencer stated the regulations from Licking County will prohibit them from releasing water onto adjacent properties.

Amanda Spencer explained the intersection for Columbus Parkway will be re-routed into this development.

Mike Murnane of 10517 Hazelton-Etna Road inquired on the time line for this development. Scott Caplin said with existing zoning the development could start with 120 days; with this overlay it could be 180 days to a year. Mike Murnane sees this area developing in the future and it brining revenue to the area.

Litichia McIntyre stated she lives in Mayflower, next to Amazon and across from ProLogis, and those projects turned out well for them.

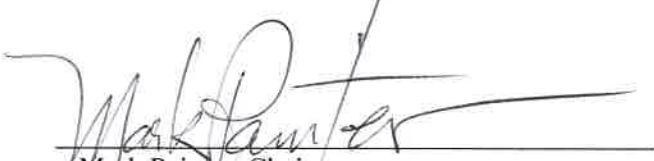
Dave Olson moved to recess the public hearing until the next meeting (September 27). The motion was seconded by Lisa Loudenslager and passed without objection.

Lisa Loudenslager moved to adjourn at 7:25 p.m. The motion was seconded by Josh DiYanni and passed by unanimous affirmative vote.

Approved 9-27-16

Approved as corrected/amended \_\_\_\_\_

  
Laura Brown, Clerk

  
Mark Painter, Chairman