

DAYTON LEGAL BLANK, INC. FORM NO. 10148

October 11,

2016

Held _____

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The Etna Township Zoning Commission met on October 11, 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: Litichia McIntyre, Dave Olson, Mark Painter, Lisa Loudenslager, Josh DiYanni, and clerk Laura Brown.

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

Zoning Commission Announcements and Comments –

Rob Platte stated the Zoning Commission will be receiving a rezoning request for November.

Minutes - The minutes were dispensed and will be ready at the next meeting.

Public Hearing – Lisa Loudenslager moved to open the public hearing that was recessed on September 13 and 27, 2016 for the Zoning Amendment AM-16-01 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 requesting a rezoning from Light Manufacturing District (M1), Accommodation Business District (AB), Professional-Research-Office District (PRO), and General Business District (GB1) to Planned Mixed Use Development District (PMUD). The motion was seconded by Dave Olson and passed without objection.

Rob Platte, Township Administrator, reviewed the modifications that were made from the last Zoning Commission meeting. The title was modified to Appendix B and CRG Etna Park 70. The Conditionally Permitted uses that will be excluded were added. The range was added for Zoning Use "A" of two to ten acres along S.R. 310. The title was modified to Parking and Access. A minimum 60' right-of-way for public access was added along with orientation. The Street Trees and Landscaping sections were modified. The NAICS codes were removed as requested on September 27, 2016. The Building Design, Scale and Access was modified so the buildings are to be oriented to protect the neighboring properties. Rob Platte recommends having the Board of Trustees negotiated the signage request at their meeting. It was discussed requiring the Zoning Use "A" be stretched along S.R. 310 and the language will be added.

Brian Marsh with J&L and Scott Caplin a representative for CRG, Clayco Real Estate Group, were present for comments and questions. Brian Marsh requested under the section Building Design, Scale & Access; subsection Lot Area, Width & Depth to remove "but no more than two hundred fifty (250) feet. Brian Marsh requested a modification in the Buffering requirement in the Zoning Use "B" area to add the words "where there is site development with building improvements adjacent to residential uses" after Lynns Road right-of-way. The Zoning Commission approved those recommendations

Mark Painter moved to close the public hearing at 6:34 p.m. The motion was seconded by Dave Olson and passed without objection.

Mark Painter moved to recommend to the Board of Trustees to approve the Zoning Map and Text Amendment AM-16-01 submitted by CRG Acquisitions LLC, dated September 11, 2016 with the changes that were made during the public hearing, 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 to Planned Mixed Use Development District (PMUD). The motion was seconded by Dave Olson. The roll call was as follows: Litichia McIntyre, yes; Dave Olson, yes; Mark Painter, yes; Lisa Loudenslager, yes; and Josh DiYanni, yes; motion passed 5-0.

Mark Painter moved to recommend to the Board of Trustees to approve, with the noted modification of the text amendment approved on the 11th of October 2016 to approve the proposed Preliminary Development Plan 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 to Planned Mixed Use Development District (PMUD) with those modifications. The motion was seconded by Lisa Loudenslager. The roll call was as follows: Litichia McIntyre, yes; Dave Olson, yes; Mark Painter, yes; Lisa Loudenslager, yes; and Josh DiYanni, yes; motion passed 5-0.

Litichia McIntyre moved to adjourn at 6:40 p.m. The motion was seconded by Josh DiYanni and passed by unanimous affirmative vote.



Laura Brown, Clerk



Mark Painter, Chairman