

October 25,

2016

Held

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The Etna Township Zoning Commission met on October 25, 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 6:04 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 –

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

Minutes

Dave Olson moved to waive the public reading and to approve the minutes from the September 27, 2016 regular meeting. The motion was seconded by Josh DiYanni and passed without objection.

Litichia McIntyre moved to waive the public reading and to approve the minutes from the October 11, 2016 regular meeting. The motion was seconded by Dave Olson and passed without objection.

Old Business

The Cumberland Trail PUD Modification request was tabled on April 19, 2016.

Rob Platte, Township Administrator, provided a staff report and reviewed the modifications. There is a lot size reduction but an increase in the square footage requirement for the dwellings.

Ron Sabatino with T&R Properties provided an overview of the modifications. Ron Sabatino did meet with several of the residents to work through the previous issues. T&R Properties has been doing upgrades to the golf course. This section will have its own Home Owner's Association. This development will be geared towards empty nesters. The plan is to maintain the lawns of these properties.

Public Comments –

Trent Stepp 319 Trail East has been communicating with the group of homeowners. Trent Stepp stated Mr. Sabatino worked with the residents regarding their concerns and was transparent with them. Trent Stepp stated the lot sizes are still a concern but he is not opposed to this. Ron Sabatino has been making upgrades to the course and there has been an increase in the play on the course. Trent Stepp has shared the information with at least half of the home owners via email. This is very close to what was originally planned. Trent Stepp feels Mr. Sabatino did modify the request to meet most of the requests of the home owners. Trent Stepp feels this development would bring up the property values.

Gary Burkholder of 254 Trail East is opposed to the additional houses on the fairway and is pleased they have been removed. Gary Burkholder would like to have the cart paths and the greenspaces that have not been maintained addressed. He has issues with the lots sizes. He feels Refugee Road will not be able to handle the traffic and it needs to be a hundred foot right-of-way. He has concerns with the Home Owner's Association and feels they should be part of this modification.

Brad Cramer of 109 Elderberry Court has issues with the decreased lot size. There have been some changes and better up keep of the area. He has concerns with increased traffic on Refugee Road.

Ron Sabatino will look into the maintenance of Trail Blvd. They have never had issues with the covenants being illegal.

The Zoning Commission and the residents had a lengthy discussion regarding deed restrictions.

Bob Van Hoose of 84 Runkle Drive stated the lot next to his house has not been maintained and the grass is not being cut.

Litichia McIntyre moved to approve the request to modify the Final Development Plan of the Cumberland Trail Subdivision, as proposed in the FDP-16-02 application according to the development map EMH&T dated September 27, 2016 Job Number 20160275. 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.

RECORD OF PROCEEDINGS

0155

Minutes of

Etna Township Zoning Commission

Meeting

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

October 25,

2016

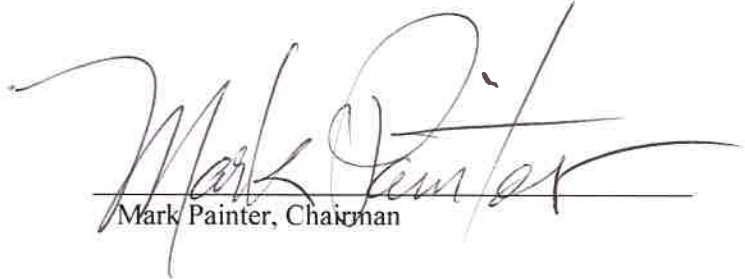
Held _____ 20 _____

Mark Painter moved to approve the related text for the minor modification Cumberland Trail Amended Limitation Text associated with the plan that was dated September 27, 2016 plan from EMH&T Job number 20160275. 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.

David Olson moved to adjourn at 7:37 p.m. The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.



Laura Brown, Clerk



Mark Painter, Chairman