

The Etna Township Zoning Commission met on July 10, 2018 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.

**Zoning Commission Announcements and Comments –**

John Singleton, Zoning Inspector, discussed a resident that has concerns with the Accessory Structure Text Amendment.

Michelle Ford of 11401 Palmer Road discussed a 32' x 60' detached building she would like to construct on her property to store a boat and a motor home. She has 2.1 acres. The Zoning Commission discussed the regulations. John Singleton explained Trent Stepp, a member on the Board of Zoning Appeals, suggested she go to the Zoning Commission and Board of Trustees. The building would be for personal use not to run a business. The Zoning Commission is working on amendments to the accessory structure text but does not have a timeframe for completion of the revised text amendment. There is an existing detached garage on the property.

**Minutes**

Lisa Loudenslager moved to approve the minutes for June 12, 2018. The motion was seconded by Litichia McIntyre and passed without objection.

**Public Hearings**

**Countrytyme**

Mark Painter opened the public hearing at 6:20 p.m. for the Zoning Amendment AM-18-04 and 05 submitted by Countrytyme Land Specialist LTD for the properties at 11023 and 1146 Palmer Road to rezone from Agricultural District (AG) to Suburban Estate Residential District (SER).

John Singleton, Zoning Inspector, provided a written Staff Report. The applicant is requesting a rezoning on two properties so the properties can be split from two lots to four lots. The lots would be under the five acre requirements in Agricultural District so they are requesting a rezoning to Suburban Estate Residential District. The Licking County Planning Commission and their staff provided a non-binding recommendation of denial because of Etna Township's Future Land Use Plan/Map. There are concerns with site distance regarding access to the properties.

Mark Graham of 3451 Cinn-Zanesville Road representing Countrytyme provided a map showing the proposed driveway access that was worked out with the Licking County Engineer's office. The property owner has cleared the property to address the line of sight issues that Licking County had. These parcels are not large enough for farming. The applicant explained where the County Engineer required the driveways. These lots would be approximately 3.7 acres.

**Public Comments**

John Kennard of 10785 Palmer Road owns the property east of this development. He has concerns with the water and the flooding on this property and discussed damaged yard tiles. He has reached out to the developer. He supports the five acre lots and is not for the rezoning.

Mark Graham explained they have made extensive repairs to the yard tiles and what they have done to address the water issues on the property. They have also removed dead ash trees. The soil work has been completed with the Licking County Health Department. The majority of the lots in this area are one and a half to two acre lots. The property owner has installed a dry well to help with the water.

Jeff Longhenry of 3451 Cinn-Zanesville Road representing Countrytyme explained a tile was broken when the gas company come thru this area.

Mark Painter moved to recess the public hearing at 6:44 p.m. The motion was seconded by Litichia McIntyre and passed by unanimous affirmative vote.

The hearing will be heard in two weeks, July 24<sup>th</sup>, 2018 at 6:00 p.m.

July 10,

2018

Held \_\_\_\_\_

\_\_\_\_\_ 20 \_\_\_\_\_

**CRG/Warner Farms**

Mark Painter opened the public hearing at 6:45 p.m. for the Zoning Amendment AM-18-06 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 010-018132-00.000) approximately 133.99+/- acres. The applicant is requesting a rezoning from Light Manufacturing District (M1) and Accommodation Business District (AB) to Planned Mixed Use Development District (PMUD).

John Singleton, Zoning Inspector, provided a written Staff Report. The proposed development will be separated by a pond between Area A and Area B. Area A which is along Smoke Road will be mainly business use for approximately 34 acres. Area B would be used for mainly manufacturing along the S.R. 310 side of the property. The Licking County Planning Commission and their staff provided a non-binding recommendation of denial because of Etna Township's Future Land Use Plan/Map. The Comprehensive Plan has this area as high density commercial. This would increase traffic on Smoke Road. The sole access for Area A is Smoke Road and Area B is S.R. 310. There could be issues with the ramps to Interstate 70.

Amanda Spencer with Hull and Associates who are the sight engineers for CRG explained this development would be similar to the one on the west side of S.R. 310. The developer would like to keep the two areas separate. CRG does not typically develop these types of uses. They will be working with the Ohio Department of Transportation regarding the access on S.R. 310.

**Public Comments**

Claire Ford of 10842 Smoke Road verified who the board members and the township Zoning Inspector were. The Licking County Planning Commission recommended denial because it does not meet the comprehensive plan.

Roger Hayes of 10910 Smoke Road recommends the board deny the application and has traffic concerns.

Clark Hutchison of 11088 Smoke Road has concerns with traffic and recommends denial. Amanda Spencer stated the semi trucks will not have access to Smoke Road.

Tom Ford of 10842 Smoke Road has concerns with traffic, noise, lights, pollution, and likes the rural area.

Claire Ford of 10842 Smoke Road stated the township already has an industrial area where Amazon is.

Nancy Kirkbride of 10616 Smoke Road does not want the development and is very disappointed.

David Kirkbride of 10616 Smoke Road does not want the traffic onto Smoke Road and feels the restaurants would be better along S.R. 310.

Kirk Lloyd of 9011 Palmer Road is concerned with traffic on Smoke Road and the vacant buildings in the future are an eye sore to the community.

Peggy Schaffner of 9741 Palmer Road owns the farm south of this property with her sisters, 258 acres, and is extremely concerned with this development and is against the rezoning. They are planning on continuing to farm their property.

Darlene Francis of 9332 Palmer Road is one of the sisters who own the 258 acre farm and is definitely against the rezoning.

Diana Cunningham of 131 Gala Road is against more warehouses and discussed the tax abatement and vacant buidings when the abatements run out. She does support more restaurants. She discussed the increased traffic from Amazon.

Mark Heim of 10355 Smoke Road is also speaking for Melanie. They live directly across from the development and are definitely against the rezoning. He feels Smoke Road will need to be widened for additional traffic. He discussed vacant buildings in the area. He asked if the residents will be required to get water and sewer and he does not want it.

Anthony Silveira of 11050 Smoke Road moved here for the rural atmosphere and is against the rezoning. The notification process was discussed.

# RECORD OF PROCEEDINGS

0183

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

July 10,

2018

Held \_\_\_\_\_ 20 \_\_\_\_\_

Kelley Harvey of 10318 Smoke Road discussed this area being where she was raised and is against the rezoning and has concerns with traffic and security. Chairman Painter explained the procedure for rezoning hearings.

Ted Harvey of 10318 Smoke Road discussed property taxes, property values, hunting, and traffic.

Patti Hayes of 10910 Smoke Road moved to this area a year ago for the rural atmosphere and is concerned with traffic and is against the rezoning.

Connie Heim of 10293 Smoke Road lives directly across the street and is one of the sisters that own the farm. She discussed fighting this in the past and is very against this rezoning and will fight it. Their family has owned the farm for sixty three years. She also discussed the wetlands on the property. Amanda Spencer discussed wetlands and explained the process. The proposed layout does not impact the wetlands for the part of the property that they would be developing. The company developing Area A would have to decide what to do with the wetlands.

John Kennard of 10785 Palmer Road discussed the CRG development on the west side and is against it.

The notification process was discussed again and it was recommended the residents provide contact information for future notifications on this hearing.

Peggy Schaffner of 9741 Palmer Road verified the uses for Area A and Area B. Amanda Spencer explained the uses.

John Singleton explained the property is currently zoned for Accommodation Business and Manufacturing. The residents discussed arrangements that were made with the owner when this was rezoned. John Singleton will research for deed restrictions.

Lisa Loudenslager moved to recess the public hearing at 7:58 p.m. The motion was seconded by Dave Olson and passed by unanimous affirmative vote.

The hearing will be heard in two weeks, July 24<sup>th</sup>, 2018 at 6:00 p.m.

### Old Business-Public Comments

Jim Cunningham of 131 Gala Avenue discussed the notification process the township has regarding rezoning and the Harley Development that is coming on S.R. 310.

The public was urged to sign up for the agenda notification process via email.

Litichia McIntyre moved to adjourn at 8:03 p.m. The motion was seconded by Dave Olson and passed without objection.

  
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Laura Brown, Clerk

  
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Mark Painter, Chairman