

July 24,

2018

Held \_\_\_\_\_

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

The Etna Township Zoning Commission met on July 24, 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 6:00 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 Josh DiYanni and passed without objection.

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

John Singleton, Zoning Inspector, stated the Final Development Plan for the A.D. Farrow Planned Mixed-Use Development District has been submitted.

#### **Minutes**

Lisa Loudenslager moved to approve the minutes for July 10, 2018. The motion was seconded by Litichia McIntyre and passed by unanimous affirmative vote.

#### **Public Hearings**

##### **Countrytyme**

Mark Painter opened the public hearing at 6:08 p.m. for the Zoning Amendments AM-18-04 and 05 submitted by Countrytyme Land Specialist LTD for the properties at 11023 and 11146 Palmer Road to rezone from Agricultural District (AG) to Suburban Estate Residential District (SER).

Chairman Painter discussed the Licking County Planning Commission's recommendation to deny the rezoning application because it is surrounded by agricultural.

The Zoning Commission discussed the entrances to the property if the rezoning is approved.

John Singleton, Zoning Inspector, explained there is a section of housing that is Zoned R-1. The property does have the Planned Residential Conservation District overlay.

Mark Graham of 3451 Cinn-Zanesville Road representing Countrytyme discussed the driveway locations. They met with the Licking County Engineer's Office and they will approve them as proposed. They will have to clear some of the woods for the line of sight. The Licking County Planning Commission recommended denial because of the Future Land Use Map but felt the land use at five acres would be appropriate. These lots being small tracts will not be feasible for agriculture. The applicant does not have intentions of going to one acre lots so they did not request R-1 zoning. Mark Graham will get confirmation from the Engineer's Office regarding the driveway locations.

Lisa Loudenslager moved to recess the public hearing at 6:18 p.m. The motion was seconded by Litichia McIntyre and passed without objection.

The hearing will be heard on August 14<sup>th</sup>, 2018 at 6:00 p.m.

#### **CRG/Warner Farms**

Mark Painter moved to opened the public hearing at 6:22 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). The motion was seconded by Lisa Loudenslager and passed without objection.

#### **Public Comments**

Crystal Kirk of 10776 Smoke Road has concerns with traffic and property values.

Mark Painter explained what the applicant is requesting. The property is already zoned for commercial development.

John Singleton, Zoning Inspector, discussed the deed restrictions he was able to locate. These deed restrictions deal with three waterways. These deed restrictions do not restrict access to Smoke Road. Warner Farms can modify the deed restrictions if they want to. John Singleton explained the current zoning and that the manufacturing zone does go to Smoke Road.

# RECORD OF PROCEEDINGS

0185

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

July 24,

2018

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

The Zoning Commission discussed reviewing the deed restrictions more. A resident stated she knows there were restrictions put in place by the property owner at the time, Bill Wright, regarding Smoke Road.

Terry Barnes with CRG stated he would answer all the property owner's questions if the Zoning Commission would take action this evening. The applicant also researched and could not find any deed restrictions. If there are restrictions they would live by them. Terry Barnes requested the board to do their job and stated this is the second meeting. Chairman Painter requested the applicant take his seat.

Lisa Loudenslager moved to close the hearing at 6:42 p.m. The motion was seconded by Litichia McIntyre and passed by unanimous affirmative vote.

The Zoning Commission discussed the concerns with the traffic. This will be a congested area. There is plenty of property available already zoned for manufacturing. The new high school will be located on Smoke Road. The Zoning Commission discussed taking two weeks to review the application. The Licking County Planning Commission made a recommendation to deny the application.

Mark Painter moved to recommend to the Board of Trustees to deny Zoning Map and Text 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 from Light Manufacturing District (M1) and Accommodation Business District (AB) to Planned Mixed Use Development District (PMUD). The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.

The procedure was explained and it was recommended they be added to the email distribution list or to leave contact information so they can be notified when the Trustee public hearing date is decided.

#### Old Business

Dave Olson provided information regarding accessory structures.

Lisa Loudenslager moved to adjourn at 6:59 p.m. The motion was seconded by Litichia McIntyre and passed without objection.



Laura Brown, Clerk



Mark Painter, Chairman