

DAYTON LEGAL BLANK, INC. FORM NO. 1014B

November 12,

2019

Held _____

20 _____

The Etna Township Zoning Commission met on November 12, 2019 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.

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

Zoning Commission Announcements and Comments – None

Minutes

Litichia McIntyre moved to approve the October 22, 2019 minutes. The motion was seconded by Lisa Loudenslager and passed without objection.

Chairman Painter explained the public hearing process.

Public Hearing

Mark Painter moved to open the public hearing for the Zoning Amendment AM-19-07 submitted by Ron Sabatino for parcel 010-018102-00.000 to rezone from Agricultural District (AG) to Planned Mixed-Use Development District (PMUD). The parcel is located on Refugee Road East of SR310 and West of Smoke Road. The motion was seconded by Litichia McIntyre and passed without objection.

The Property owner, Ron Sabatino, was present to answer any questions.

Todd Faris of Faris Planning and Design presented for the applicant and reviewed the proposed development with the Zoning Commission. The property is located just east of the Cameron Chase subdivision, south of Refugee Road, and west of Smoke Road. The developer refers to this property as the Snider Property and it is 70.1 acres. The process is to obtain a rezoning to PMUD, then a Preliminary Plan will be approved, and the final step is a Final Development Plan. This is a conservation type development. Todd Faris feels this development meets the Comprehensive Plan for Etna Township. The main entry will be off of Refugee Road and Phase 1 will begin here. There is a second entrance extending off of Cameron Chase Drive, there will be a through connection to the south along with two proposed stub streets to the east for future development. The Licking County Planning Commission will require the stub streets for future connect ability. The site will be developed over four phases with approximately forty to forty-five lots in the first year to a year and a half. The development will take four to six years to be completed after construction starts. The phases will start at Refugee Road and move south for Phase Two, then west to east across the south side of the property for Phases Three and Four. They are proposing one hundred and eighty-one single family homes on this site with a mixture of lot sizes. The home sizes will be sixteen hundred square foot minimum on the sixty-three foot lots and fourteen hundred square foot minimum on the fifty-two foot lots whether it is a single story or multi-story house. They are proposing twenty-five foot front yard and rear yard setbacks with a five foot side yard setback. It is proposed to have the open space deeded over to the township. They are proposing twenty-six acres of open space. They are proposing sidewalks and walking paths. The developer will move the street trees to the other side of the sidewalks to meet the Street Tree Policy with one tree per lot.

Todd Faris discussed why the developer is requesting the five foot side yard setbacks. Trend in the industry by home buyers are to have more house and less yard to maintain. This gives the development more open space which is maintained by the Homeowner's Association. These will be in the range of two hundred and eighty to three hundred fifty thousand dollar homes. Todd Faris reviewed Exhibit F-1 from the Building Planning regulations in the 2013 Residential Code of Ohio which is in the application regarding fire-resistant construction to address the concerns with the five foot side yard setbacks which allows at least ten foot between the structures. They provided some conceptual house plans but they do not have a builder for this development at this time.

The Zoning Commission discussed requiring larger setbacks in the township to allow a rural atmosphere and discussed the five foot side yard setbacks. The development has a lot of good qualities. The Zoning Commission clarified the township will maintain the open space and is the open space that a Homeowner's Association usually maintains. The private lots will be regulated by the township zoning resolution and deed restrictions.

RECORD OF PROCEEDINGS

0207

Minutes of

Etna Township Zoning Commission

Meeting

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John Singleton discussed other issues with the five foot setbacks such as getting equipment to the rear yards of the properties for construction such as a pool.

The Zoning Commission discussed access to the green space from the west side of the development. There are path ways that provide entrances to the green space and walking paths. The open space on the south end of the development is large enough for playing soccer.

The Zoning Commission needs to review the Zoning Text that will govern the Planned Unit Development.

Public Comments

Bruce Hennick of 133 Reader Court inquired about the construction traffic and does not want construction traffic on Cameron Drive. He has concerns with traffic and the safety of the children playing in their development. He would like to see larger homes than fourteen hundred square feet and discussed the setbacks in Cameron Chase. The increase in traffic might warrant a traffic signal at Cameron Drive and S.R. 310 along with a three way stop at the intersection of Kraner Street and Cameron Drive.

Josh Weber of 161 Cameron Drive discussed the lighting and how they will impact his property. Josh Weber discussed the proposed setbacks of the development or at least phasing the development next to his property. He also has concerns with the traffic which was already discussed earlier in the meeting.

John Lemmo of 9604 Refugee Road discussed the property and where he believes there are flood plains. There is concern with flooding and water issues. The Zoning Commission reviewed a copy of the Flood Plain Map.

Eric Brandt of 101 Purple Finch Loop referred to the Etna Township Future Land Use plan and map and the Conservation Subdivision. He purchased here in Licking County because of the rural atmosphere. Eric Brandt also discussed concerns with overcrowding the school, the density of the development, and the new trend to multi generational housing.

Ron Sabatino, property owner, responded to the public comments. Ron Sabatino believes the trend is going to the houses on smaller lots. The house sizes that Todd Faris presented are the minimum proposed. Ron Sabatino will have cross easements for access to their back yards. The ponds have been designed by professionals and will be reviewed by the County. There are regulations that Licking County will make them follow. The street lights will follow the regulations by Licking County. Ron Sabatino addressed Josh Weber's concern abutting to this new development on Cameron Drive regarding lighting on the house and will add exterior coach light by the driveway. Ron Sabatino will also confirm the setbacks of Josh Weber's house and will transition the houses next to him into the new development. The Development will have deed restrictions. The township would like the deed to the common area but have the Homeowner's Association maintain it. The five foot setback will be the minimum and does not mean they will all be at five foot. Ron Sabatino committed to the construction traffic not traveling on Cameron Drive. The construction traffic will be on Refugee Road for Phase one. After Phase one the construction traffic may enter from Smoke Road or a different way.

Bruce Hennick of 133 Reader Court stated it again that no construction traffic needs to travel on Cameron Drive.

The Zoning Commission will meet on November 26, 2019 at 6:00 p.m.

Mark Painter moved to recess the public hearing. The motion was seconded by Josh DiYanni and passed without objection.

Lisa Loudenslager moved to adjourn at 7:26 p.m. The motion was seconded by Litichia McIntyre and passed without objection.



Laura Brown, Clerk



Mark Painter, Chairman