

November 26,

2019

Held _____

20 _____

The Etna Township Zoning Commission met on November 26, 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 6:04 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.

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

Zoning Commission Announcements and Comments – None

Minutes

The November 12, 2019 minutes will be approved at the next meeting.

Public Hearing

Litichia McIntyre moved to open the public hearing at 6:06 p.m. for the applications submitted by the Zoning Commission for text amendments to the Zoning Resolution to Article – 2 Definitions and Article 11 – Off-Street Parking and Loading Facilities, Section 1103 Paving. The motion was seconded by Josh DiYanni and passed without objection.

The Zoning Commission reviewed the text amendments and the non-binding recommendations from the Licking County Planning Commission. The Licking County Planning Commission provided a recommendation of approval with conditions with the condition being the Zoning Commission considers implementing the proposed changes as outlined in the staff report.

The original text amendment for the definition for family was modified from what was previously discussed with the Zoning Commission. The new amendment will only modify the word "five" to "eight" persons. The definition for Family will be "One or more persons occupying a single dwelling unit, provided that unless all members are related by blood, adoption, or marriage, no such family shall contain over eight persons." This modification was recommended by the Licking County Prosecutor's office.

Zoning Inspector John Singleton reviewed the recommended text amendments.

There were no public comments.

Mark Painter moved to close the public hearing at 6:21 p.m. The motion was seconded by Litichia McIntyre and passed without objection.

Mark Painter moved to recommend to the Board of Trustees to approve the text Amendment AM-19-08 submitted by the Zoning Commission to Article 2 - Definitions to modify the definition of Family as presented November 26, 2019 to amend the Etna Township Zoning Resolution as presented in the amended form by LCPC (Licking County Planning Commission). The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.

Mark Painter reviewed the proposed amended text for Section 1103 Paving as follows: All parking and loading spaces, and vehicular storage areas, together with driveways, aisles, and other circulation areas, shall be paved with concrete or asphalt. The paving requirements as set forth in this section shall not apply to residential uses, unless the residential use is subject to the paving requirements of the Licking County Planning Commission or other authority.

Mark Painter moved to recommend to the Board of Trustees to approve the text Amendment AM-19-09 submitted by the Zoning Commission to Article 11 - Off-Street Parking and Loading Facilities, Section 1103 Paving as presented November 26, 2019 to amend the Etna Township Zoning Resolution. The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.

Old Business

Mark Painter opened the public hearing at 6:26 p.m. that was recessed on November 12, 2019, 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.

RECORD OF PROCEEDINGS

0209

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC. FORM NO. 10148

November 26,

2019

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The property owner Ron Sabatino was present and provided a summary of the modifications. The new report has yellow highlighted areas to supplement the text originally provided. Ron Sabatino pointed out an area in the text for minor deviations from the approved PMUD.

The Zoning Commission reviewed the Zoning Text Amendment for the Snider Property dated November 26, 2019. Zoning Inspector John Singleton will not make any deviations in a PMUD without bringing it back to the Zoning Commission. This language is similar to what is currently in the Zoning Resolution in Section 1903(D)(5). The Zoning Commission discussed whether lot depth would be a minor deviation. The storm water and wetlands are regulated by Licking County Soil and Water.

A maximum of one hundred and eighty-one single family homes shall be allowed with a maximum density of 2.58 du (dwelling unit)/ac gross.

The acronym for NPDES is National Pollutant Discharge Elimination System. The Licking County Soil and Water department will have requirements during the Licking County Technical Review.

At this time the common and natural open space will be owned by the township but maintained by the Home Owner's Association. The Development Plan is to have a minimum of thirty-five percent open space.

The homes shall be a minimum of 1,400 square feet in Zones 1 and 2 as shown on the attached PMUD Map and a minimum of 1,600 square feet in Zones 3 as shown on the attached PMUD Map. The lots in Zones 1 and 2 shall be a minimum 52' wide at front setback line and 120' minimum depth. The lots in Zone 3 shall be a minimum of 63' wide at front setback line and 130' minimum depth.

The front yard setbacks shall be a minimum of 25', except in Zone 3 where lots shall transition from a 30' front yard setback to 25' front yard setback. The lots directly adjacent to Cameron Chase Subdivision with frontage along Cameron Drive extension shall have a 30' front yard setback. The next lots east shall have a 27.5' front yard setback, and remaining lots to have a minimum 25' front yard setback. The 30' and 27.5' front yard setbacks shall only apply to the portion of the lot with frontage on the Cameron Drive extension. The rear yard setbacks shall be a minimum of 25'. Side Yard Setbacks shall be a minimum of 5' each side or 10' total. No home shall be greater than 35' height

The Zoning Commission discussed requiring wider than five feet side yard setbacks. Ron Sabatino discussed having cross easements for access to their back yards. The building materials used will still burn and with ten foot combined setbacks this causes safety concerns for fire purposes. The current Zoning Resolution has ten foot for the minimum side yard setback. A fire can still jump a twenty foot setback but is less likely. These setbacks are similar to condominium setbacks. Etna Proper has a five foot side yard setback. The Zoning Commission discussed recommending ten foot side yard setbacks to the Board of Trustees.

The Zoning Commission discussed requiring a minimum size caliper on the trees at the time of planting. Ron Sabatino stated it can be hard to find a large tree at the time of planting.

The street lights will meet the township requirements. The Licking County Planning Commission has requirements in the Subdivision Regulations regarding the number of street lights and locations.

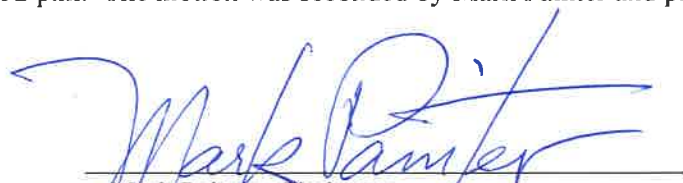
The Zoning Commission discussed with Ron Sabatino access to the residents on the east side to the natural open space on the west side

The Zoning Commission moved the December 10, 2019, meeting to December 18, 2019 at 6:00 p.m.

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

Lisa Loudenslager moved to adjourn at 7:52 p.m. The motion was seconded by Mark Painter and passed without objection.


Laura Brown, Clerk


Mark Painter, Chairman