

December 18,

2019

Held

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The Etna Township Zoning Commission met on December 18, 2019 in the Etna Township Administration Building for the purpose of conducting a special 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 Josh DiYanni and passed without objection.

#### **Zoning Commission Announcements and Comments – None**

#### **Minutes**

Lisa Loudenslager moved to waive the public reading and to approve the November 12, 2019 minutes. The motion was seconded by Dave Olson and passed without objection.

Josh DiYanni moved to waive the public reading and to approve the November 26, 2019 minutes. The motion was seconded by Lisa Loudenslager and passed without objection.

Chairman Painter explained the process and how the public hearing will work.

#### **Public Hearing**

Dave Olson moved to open the public hearing at 6:09 p.m. for the application submitted by Robert Taylor for 13510 Palmer Road to rezone sixty acres from Agricultural District (AG) to Low Density Residential District (R-1). The motion was seconded by Josh DiYanni and passed without objection.

The Zoning Commission reviewed the application. Chairman Painter explained the property is currently zoned Agricultural and the applicant is requesting a rezoning to R-1. This request fits into the Etna Township Comprehensive Plan. At this time the applicant is only planning on splitting off two lots for residential use and the remaining land will continue to be farmed.

Brett Taylor is the applicant Robert Taylor's Son and he provided an overview of what the family would like to do at this time. Robert Taylor would like to continue farming the majority of the property. Brett Taylor's sister would like to split off some acreage to build a house to the east of the farm house. A friend of the family would also like to have some acreage to build a house and by selling this acreage it will help to offset some of the water and sewer costs. The family decided to rezone the entire sixty acre parcel at this time for future development.

#### **Public Comments**

John Laake of 71 Beechwood Drive asked if there was a development plan. At this time they are only proposing two lots being split off between the farmhouse and Russell Heights. There is no development plan for the entire sixty acres at this time. If the property owner wants a higher density zoning at a later time it would have to go thru the rezoning process again.

Deann Nightingale of 7619 North Street clarified the minimum lot width is referencing road frontage. It is approximately 750 feet from the farmhouse to the next house on Palmer Road. The R-1 zoning requires 100 foot of frontage.

Sharon Laake of 71 Beechwood Drive inquired if they would be tapping into the water and electric that is already located there. Brett Taylor explained that the sewer would be an extension to the property. The additional two homes should not affect the existing houses in regards to utilities.

Cheryl Halblaub of 87 Beechwood Drive discussed the power outages that occur on Beechwood Drive and have concerns with the utility lines being run overhead and would like to see them run underground. She also requested a buffer between Russell Heights and the residential behind her. She also discussed the increase in traffic and whether a traffic light is warranted at Beechwood Drive and Palmer Road.

Brett Taylor explained the two parcels will probably be three to four acre lots behind Beechwood Drive. The additional two single family residents will add maybe four more cars in regards to traffic.

John Laake of 71 Beechwood Drive inquired on the process with a development plan. The rezoning request to R-1 is a straight zoning. If the property owner wants to rezone it again it will go through the process.

RECORD OF PROCEEDINGS

0211

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

December 18,

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Keith Starkey of 107 Beechwood Drive discussed buffering behind Russell Heights and the new houses. The forty foot requirement is the minimum set back from the front property line and fifteen foot from the side property lines. Once the property is rezoned it will follow the minimum setbacks in the R-1 zoning.

Joyce Black of 13398 Palmer Road inquired on how fast the first house will be built. Brett Taylor stated summer to fall of next year.

The notification process was discussed for the Trustees meeting. When a development is started there is a process with the Licking County Planning Commission.

Brett Taylor does understand the concerns with the property owners on Beechwood Drive. The adjacent neighborhoods are a higher density then they are requesting. At this time the plan is to continue farming the property.

Deann Nightingale of 7619 North Street verified that with the road frontage requirement there are only so many houses that can be development without a road being constructed.

Dave Olson discussed the power lines going to Russell Heights and verified the power lines run along Palmer Road. The homes on Palmer Road do not have the power outages that the homes on Beechwood Drive have and must be on a different power grid.

Brett Taylor stated they would be willing to discuss selling land to the home owners that are interested in a buffer behind their homes on Beechwood Drive.

The homes in Russell Heights are zoned RS which is a higher density then the R-1 zoning; the R-1 zoning will be larger lots.

Mark Painter moved to close the public hearing at 6:47 p.m. The motion was seconded by Josh DiYanni and passed by unanimous affirmative vote.

Mark Painter moved to recommend to the Board of Trustees to approve the Zoning Map amendment submitted by Robert Taylor for 13510 Palmer Road to rezone sixty acres from Agricultural District (AG) to Low Density Residential District (R-1). The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.

The Board of Trustees will hold their public hearing on January 7<sup>th</sup> at 7:30 p.m.

**Old Business**

The applicant, Ron Sabatino, withdrew the application for the Zoning Amendment AM-19-07 submitted 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 that was recessed on November 12 and 26, 2019

Josh DiYanni moved to adjourn at 6:52 p.m. The motion was seconded by Lisa Loudenslager and passed without objection.

  
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Laura Brown, Clerk

  
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Lisa Loudenslager, Vice-Chairman