

DAYTON LEGAL BLANK, INC., FORM NO. 10148

February 11,

2020

Held _____ 20 _____

The Etna Township Zoning Commission met on February 11, 2020 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 6:00 p.m. by Vice-Chair Loudenslager. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre, Dave Olson, Roger Hayes, Lisa Loudenslager, and clerk Laura Brown. Josh DiYanni was excused.

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

Zoning Commission Announcements and Comments –

Welcomed new member Roger Hayes and explained the process to him.

Minutes

Roger Hayes moved to waive the public reading and to approve the December 18, 20~~20~~¹⁹ minutes. The motion was seconded by Dave Olson and passed without objection.

New Business

The Zoning Commission held a work session with applicant Connie Klema on text for a Planned Mixed-Use Development District proposed for 66.07 acres located south of South Street, east of Lynns Road, west of Hazelton-Etna Road, and north of I70.

Connie Klema was present representing the property owners. One property is owned by a subsidiary of A.D. Farrow and the second property is owned by a group of family members. The site owned by the A.D. Farrow Company is zoned for a mixed use commercial property. The Licking County Planning Commission requires that A.D. Farrow have cross access to the adjacent site. The Etna Township Future Land Use Plan shows this area as a mix of retail, commercial, office, and residential. This location is considered the gateway to the township. The developer has a buffer between this development and the residential to the West and North.

The rezoning process was explained.

Connie Klema stated they will request a variance from the Licking County Planning Commission waiving the requirement to tie into Green Apple and requested letters to support the variance from the property owners.

Todd Foley with POD Design is a Land Planning and Land Architecture Consultant for Redwood. Redwood builds one type of product which are single story, low density apartments. They market their product to empty nesters and young professional, not a family oriented with children product.

Connie Klema will re-submit revised text after meeting with the Zoning Commission.

John Singleton, Zoning Inspector, presented a few questions for the developer. Licking County will require sidewalks on both sides of the street. Connie Klema explained the north side of the property is adjacent to the storm water area. The sidewalk will be on the south side only and the developer will request a variance from Licking County.

The buffering in the five foot width will need to have a description of how many trees, shrubs, and so on that will be in this area. The accessory structures permitted will need to be better defined. Connie Klema explained why these will be private streets. The frontage requirement on a private street versus public road way was discussed. The development only has one access point at this time. An emergency access will be required by the Fire Department. The private streets will have a twenty-two foot street section with a four foot sidewalk to meet FHA requirements. The road is not curbed.

The proposed development is similar in size to the Redwood Development in Pataskala.

The Zoning Commission will meet on February 25, 2020 with the revised text.

Old Business - None

RECORD OF PROCEEDINGS

0213

Minutes of

Etna Township Zoning Commission

Meeting

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Public Comments

Doug Grant of 370 Green Apple Place lives where the extension of the road would connect to this development. He is a Trustee for the Orchard Glen Home Owner's Association and ninety percent of the community is opposed to the extension of this road for cross access.

Mike Neal of 84 Gala Avenue verified the green space. If this development is approved it would need to be rezoned to modify the design. The property in the wetland was discussed and the wetland mitigation has been completed and is ready to develop.

Litichia McIntyre moved to adjourn at 6:41 p.m. The motion was seconded by Roger Hayes and passed without objection.



Laura Brown, Clerk



Lisa Loudenslager, Vice-Chair