

RECORD OF PROCEEDINGS

0215

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

March 10,

2020

Held

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The Etna Township Zoning Commission met on March 10, 2020 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 6:08 p.m. by Vice-Chair Loudenslager. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre, Dave Olson, Lisa Loudenslager, Josh DiYanni, and clerk Laura Brown. Roger Hayes was excused.

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

Zoning Commission Announcements and Comments –

The hearing for applicant Connie Klema is scheduled for the Licking County Planning Commission for March and will come back to the Zoning Commission for the April 14, 2020 meeting.

Minutes

Josh DiYanni moved to waive the public reading and to approve the February 25, 2020 minutes. The motion was seconded by Litichia McIntyre and passed without objection.

Public Hearing

Vice-Chair Loudenslager opened the public hearing for application AM-20-02 for Zoning Map and Text Amendments 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 Licking County Planning Commission met on February 24, 2020 and both the staff and Planning Commission provided a non-binding recommendation to conditionally approve the zoning map amendment and zoning text amendment.

John Singleton, Zoning Inspector, reviewed the recommendation from the Licking County Planning Commission. The proposed plan is for one hundred and eighty-one homes with the minimum lot width of fifty-two feet to sixty-three feet and depth of one hundred and twenty to one hundred and thirty feet depending on the zone. The front and rear yard setback of twenty-five feet and side yard of five feet. The development includes a little over a minimum of thirty-seven percent open space and 2 1/2 units of net developable acres. The development is for residential and recreational uses. The minimum dwelling bulk is for a minimum area of 1,400 square feet in zones one and two and 1,600 square feet in zone three. The language defining the dwelling bulk to be of living space by outside dimensions, exclusive of porches, garages, and cellars or basements needs to be added to the text. John Singleton stated his main concern is with the five foot side yard setbacks and would prefer ten foot side yard setbacks. John Singleton recommends discussing the recommendations by the Licking County Planning Commission to revise the text. John Singleton would like to see at least ten foot. The main concern is for fire and the other issue would be access to the rear yard of the property.

RJ Sabatino with T & R Properties discussed the five yard setbacks. The International Building and Fire Standards require three foot minimum side yard setbacks for a total of six foot in between structures and the applicant is requesting five foot with a total of ten between structures. This is a trend in communities to have the tighter side yard setbacks.

The Zoning Commission and the applicant discussed the minimum side yard setbacks. The township has developments that were approved in the past with five foot side yard minimum setbacks and some of them are Cumberland Trails, Cameron Chase, and The Villas at Cumberland. Some of the houses were built with the minimum setbacks. R J Sabatino stated not all of the lots will have the minimum setback but they would like the flexibility on some lots to have the five foot setback. The Zoning Commission discussed a compromise with the developer such as seven and a half for fifteen between structures. Ron Sabatino discussed cross easement between properties to access the rear of the property for constructing decks. The smaller lots keep the cost of the development down. The smaller setbacks are a trend in Dublin. Some townhouses have zero setbacks and meet fire restrictions. The developer would like five foot but would be willing to take whatever the township approves. The Zoning Commission verified there would be cross easement on the plat for the properties that need them. The concern of fire spreading between the homes was discussed. The majority of the Zoning Commission would prefer the ten foot side yard setbacks.

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Public Comments

Bruce Hennick of 133 Reader Court is the President of the Cameron Chase Homeowner's Association and feels the majority of the residents oppose this development. He does not support the proposed street lighting. Bruce Hennick has concerns with the traffic accessing Cameron Drive and feels a traffic light at Cameron Drive and S.R. 310 will be needed. He has concerns with construction traffic. He does not want this development connected to Cameron Drive until the development is in the final phase. He would like larger lots and opposes the five foot side yard setback.

The sizes of the homes in Cameron Chase were discussed. The square footage of the living space only is considered when figuring the Dwelling Bulk. The garages and basements are not considered in living space. The minimum square footage of this development is larger than the minimum required in the Cameron Chase Development of living space.

Josh Weber of 161 Cameron Drive lives adjacent to Zone Three of this development. He would like to see larger lots sizes also. His lot is five foot on one side and ten foot on the other. He would like the developer maintain the characteristics of the development they are attaching to. He also objects to street lights and purchased his home in Cameron Chase because they have the yard lamps. Licking County Subdivision Regulations require the street lighting.

Ron Sabatino with T&R Properties said the minimum lot size is sixty-three feet in Zone Three. If the setbacks are increased then the homes will not be as wide. All of the homes will have at least two car garages. They are proposing larger homes in Zone Three and possibly some with three car garages. A forty-four foot house is the typical size with a two car garage. Ron Sabatino is willing to apply for a variance in regards to street lighting if this option is available.

Ron Sabatino discussed the traffic study that was conducted for this development. The traffic study concluded that because of access the residents will not cut through the subdivision but will go out Refugee Road and that Cameron Chase residents will cut through this subdivision to Refugee Road. Ron Sabatino agreed that Zone Three will be the last zone developed.

Annette Barnet of 203 Purple Finch Loop stated her back yard will abut Zone Three. She is against the development and has concerns with the additional traffic.

Wendy Shaw of 128 Reader Court has concerns with the school funding and the additional children.

Bruce Hennick inquired on the traffic study. John Singleton has not reviewed the entire traffic study. The traffic study is available for review in the office.

Josh DiYanni moved to recess the public hearing. The motion was seconded by Litichia McIntyre and passed by unanimous affirmative vote.

The Zoning Commission will meet on March 24, 2020 at 7:00 p.m. after the Trustee meeting.

Organizational Meeting**Annual organization of Zoning Commission Officers'**

The meeting was turned over to the clerk, Laura Brown, for the election of the chairman.

Litichia McIntyre nominated Josh DiYanni. The nominations were closed. Roll call: Litichia McIntyre – Josh DiYanni; Dave Olson – Josh DiYanni; Lisa Loudenslager - Josh DiYanni, and Josh DiYanni - Josh DiYanni. Josh DiYanni will be the Chairman.

The meeting was turned over to Vice-Chair Loudenslager.

Dave Olson nominated Lisa Loudenslager for Vice Chairman. Josh DiYanni nominated Lisa Loudenslager. Litichia McIntyre nominated Lisa Loudenslager. The nominations were closed. Roll call: Litichia McIntyre – Lisa Loudenslager; Dave Olson – Lisa Loudenslager; Lisa Loudenslager – Lisa Loudenslager, and Josh DiYanni – Lisa Loudenslager. Lisa Loudenslager will be the Vice Chairman.

The Technical Review Board will be as follows: Jan/Feb/March – Dave Olson and Litichia McIntyre; April/May/June-Lisa Loudenslager & Roger Hayes; July/August/Sept – Josh DiYanni & Dave Olson; and Oct/Nov/Dec – Litichia McIntyre and Roger Hayes. This Technical Review Board will also review any item that the township does not need a full board to review such as Planned Unit Development Review.

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Litichia McIntyre moved to adopt Roberts Rules of Order for the meeting rules. The motion was seconded by Josh DiYanni and passed without objection.

Dave Olson moved to place the public notices in The Pataskala Standard and using The Newark Advocate when there are time constraints. The motion was seconded by Litichia McIntyre and passed without objection.

Dave Olson moved to adopt the Administrative Procedure as follows: A zoning amendment application shall be considered to be filed with the Zoning Commission when the applicant has filed the application with the Clerk of the Zoning Commission. The Clerk shall proceed with the zoning amendment process as outlined in Article 6 of the Etna Township Zoning Resolution. The foregoing procedure shall in no way prevent an applicant from filing a zoning amendment application with the Zoning Commission during a public meeting. The motion was seconded by Josh DiYanni and passed without objection.

Litichia McIntyre moved to appoint Laura Brown as the Zoning Commission Clerk with an hourly rate equal to that established for her duties as township secretary by the Board of Trustees. The motion was seconded by Dave Olson and passed without objection.

Dave Olson moved to approve the regular meetings on the second and fourth Tuesday at 6:00 p.m. The motion was seconded by Josh DiYanni and passed without objection.

Old Business - none

New Business - none

Public Comments - none

Josh DiYanni moved to adjourn at 7:17 p.m. The motion was seconded by Litichia McIntyre and passed without objection.



Laura Brown, Clerk



Josh DiYanni, Vice-Chair