

DAYTON LEGAL BLANK, INC., FORM NO. 10148

June 23,

2020

Held _____ 20_____

The Etna Township Zoning Commission met on June 23, 2020 in the Etna Township Garage for the purpose of conducting a regular meeting. The meeting was audio recorded for the township records. The meeting was called to order at 6:06 p.m. by Chairman DiYanni. The Pledge of Allegiance was recited. Roll call showed the following members present: Roger Hayes, Alesia Zacher, Josh DiYanni, Dave Olson, Litichia McIntyre, 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 –
Chairman DiYanni read the Public Hearing requirements.

The information was provided for the public hearing on July 14, 2020.

Minutes

Roger Hayes moved to waive the public reading and to approve the June 9, 2020 minutes. The motion was seconded by Dave Olson and passed without objection.

Public Hearing

Chairman DiYanni opened the public hearing at 6:09 p.m. for application AM-20-01 Zoning Map and Zoning Text Amendments submitted by Connie Klema for 66.07 acres located on Hazelton-Etna Road - parcel #'s 010-018120-00.056 (.062 acres), 010-018624-00.00 (.230 acres), 010-017460-01.000 (13.37 acres), and located on South Street parcel 010-018120-00.000 (51.85 acres); to rezone from Agricultural District (AG) to Planned Mixed-Use Development District (PMUD). The parcels are located south of South Street, east of Lynns Road, west of Hazelton-Etna Road, and north of I70.

Chairman DiYanni reviewed the history of the application. The Licking County Planning Commission provided a non-binding recommendation to conditionally approve the Zoning Map and Zoning Text Amendment.

John Singleton reported that the development is for a maximum of one hundred and thirty multi-family units on +/- 42.1 acres for a gross density of 3.1 units per acre. The development has six commercial out parcels on +/-28.2 acres. It has 22.75 acres of dedicated open space. The minimum dwelling bulk is listed at 1,295 square feet excluding the basement floor areas not devoted to residential use and exterior areas of roofed porches and roofed terraces. All dimensions shall be measured between interior faces of walls. This development has multiple owners.

John Singleton referred to the Licking County Planning Commission's Staff Report for the conditions that were recommended. They recommended that the developer provide a title for the development to distinguish it from others. The other comments for review were to modify the township's process to align with the O.R.C. requirements. The applicant has modified the submitted text to address some of their recommendations.

Connie Klema, applicant, stated she met with the property owners west of this development several times and feels they are in support of this development. The LCPC requested they modify the way the PUD's are done in the township. Instead of having a specific plan of how we are developing it to identifying the areas and all the different things you can do in those areas. This way plans can be changed as long as you follow the Zoning Text that is approved. Connie Klema believes the conditions were all addressed and has provided the Zoning Commission with the updated text. The name of the development has not been determined at this time. She believes this is in line with the township's Future Land Use Plan having mixed use. It is the gateway to Etna Township and has office, retail, and with a mix of residential having a lot of open space. They are still working on the emergency access routes and will work them out with the Licking County Planning Commission during their technical review process. They will have two access points. They are working with the Fire Department.

The distances around the buildings will be enough for the Fire Department. The setbacks of the residential structure were discussed. The development will have private streets. The buffering in the residential areas will be maintained by the residential use. The owners in the commercial areas will maintain their buffering areas.

Bob Altoff, part owner of Harley Davidson, stated it would be easier to state what can't go in the commercial area which are the objectionable uses such as casinos and adult entertainment. The property he owns is already zoned for a Planned Mixed Use Development. The property owner's to the west

RECORD OF PROCEEDINGS

0221

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 1014B

June 23,

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Held _____ 20 _____

approached him to work together because of access issues to the properties. It is still his intention to have his Harley Dealership on part of this property. Due to the wetland mitigate issues it took two years to work through and he had to temporarily move his development. He still wants to be in Etna Township to open his dealership and good restaurants.

Public Comments

Ryan Miller of 1157 South Street has concerns with access points and noise from the Harley's. Discussed squad traffic to the highway and asked about an additional EMS hub. John Singleton explained there are buffering requirements and requirements on the lighting. He stated everything proposed sounds great.

The Zoning Commission discussed the amendment. Redwood Development owns them and they will be rentals.

The Zoning Commission held a work session with Connie Klema on February 11, 2020 regarding this development.

Litichia McIntyre moved to close the public hearing at 6:28 p.m. The motion was seconded by Dave Olson and passed by unanimous affirmative vote.

Josh DiYanni moved to recommend to the Board of Trustees to approve AM-20-01 Zoning Map and Zoning Text Amendments submitted by Connie Klema for 66.07 acres located on Hazelton-Etna Road - parcel #'s 010-018120-00.056 (.062 acres), 010-018624-00.00 (.230 acres), 010-017460-01.000 (13.37 acres), and located on South Street parcel 010-018120-00.000 (51.85 acres); to rezone from Agricultural District (AG) to Planned Mixed-Use Development District (PMUD). The parcels are located south of South Street, east of Lynns Road, west of Hazelton-Etna Road, and north of I70 with the only condition being to include a title that distinguishes this PMUD from others in the appendix of the Etna Township Zoning Resolution. The motion was seconded by Roger Hayes and passed by unanimous affirmative vote.

New Business -

John Singleton provided an overview of the upcoming hearings.

Old Business -

Roger Hayes discussed restrictions to the construction traffic for the Cameron Chase rezoning request when the new development connects to Cameron Drive. The Developer committed to connecting to Cameron Drive last.

Public Comments - none

Litichia McIntyre moved to adjourn at 6:37 p.m. The motion was seconded by Roger Hayes and passed without objection.


Laura Brown, Clerk


Josh DiYanni, Chairman