

RECORD OF PROCEEDINGS

0231

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

August 3,

2020

Held _____ 20 _____

The Etna Township Zoning Commission met on August 3, 2020 in the Etna Township Garage for the purpose of conducting a regular meeting. The meeting was audio recorded for the township records. Chairman DiYanni read the Public Hearing Requirements. The meeting was called to order at 6:04 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.

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

Zoning Commission Announcements and Comments – The upcoming hearings were discussed.

Minutes

Litichia McIntyre moved to waive the public reading and to approve the July 14, 2020 minutes as corrected. The motion was seconded by Dave Olson and passed without objection.

Public Hearing

Chairman DiYanni opened the public hearing at 6:08 p.m. for application submitted by Scannell Properties for property owners Robert and Judith Reelhorn located at 11176 National Road to rezone from Agricultural District (AG) and General Business District (GB-1) to Planned Mixed-Use Development District (PMUD).

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. The conditions of approval are that the developer and Etna Township consider the comments and recommendations found throughout the staff report and take them into consideration for a modified version of the proposed PMUD.

David Hodge with Underhill & Hodge presented for the applicant Scannell Properties. They are planning for one million eight hundred and fifty thousand square feet of industrial warehouse development. This will create jobs in Etna Township. This site plan is general and once they secure tenants they will provide a final plan with details. The Licking County Planning Commission requested buffering around the residential. Mr. Hodge showed the buffering along the south side of the property at Interstate 70 with evergreens. There will be parking along this area. The applicant is committing to perimeter buffering to the west and the east.

David Hodge discussed the one hundred and ten foot building height request and explained some of the major national users are going to this height for all of the atomization of the internal components. They do not believe the building will need to be that tall. At the Final Development Plan stage they can fine tune that request and would like to have the flexibility to have the approval for that building height. Mr. Hodge explained that they included a number of NAICS Codes are a willing to discuss them if there are concerns with one or more of them.

William Acton and John Hammond are Civil Engineers with CEC; Mark Ford, the architect; and Dan Harrington with Scannell Properties were present to respond to questions.

John Singleton, Zoning Inspector, provided a written staff report. The property is approximately 95.248 acres. There is M-1 and GB-1 to the North; GB-1, AG, and R-1 to the East; I-70 then M-1 and GB-1 to the South; and GB-1, AG, and MHP to the West. The Comprehensive Plan calls for primarily Local Commercial and Residential land uses in the proposed area for the amendment. Right across the street there is M-1 and across I70 so it would not be out of line between the two. The building height request can be worked out between the board and the applicant. The buffering between the residential properties on Lynns Road will be separated by a 35' buffer which is 5' over the required buffer and a fifteen foot buffer along I-70. The building setbacks are 100 feet from Lynns Road and from US40 and the minimum is fifty; the setback from the south is fifty and from the east is thirty-five feet; they have exceeded all of the setback requirements.

Public Comments

Chairman DiYanni explained how the public comments will be conducted. The questions will be addressed to the board and the applicant will answer all the questions at one time. Comments will be limited to one time per person and the time limit of three minute per person will be enforced.

Justin Yarnell of 9782 Lynns Road chooses to live in Etna Township because of a reasonable commute to Columbus that offered a tranquil community. He has concerns with this development. The woods between Lynns Road and this development are full of dead ash trees and he has concerns with the lights coming from this development. He feels the lights will be violating his property rights.

August 3,

2020

Held _____

20 _____

Vicki Helsel of 9646 Lynns Road has concerns with a development like this going in between two sets of houses. She doesn't feel this fits in this area. The road is not wide enough to handle the traffic. She discussed the truck traffic going to Amazon. She doesn't feel it fits in the Comprehensive Plan for the township. She feels their property values will go down and discussed light pollution.

Kim Fultz of 9596 Lynns Road opposes this change and is concerned with growth and the long term plans for the township. She would like to see more parks and green spaces and has concerns with property values.

Christina Eddy of 9790 Tollgate Road is against the development. She has Amazon in her front yard and has concerns with light pollution, traffic, improvements needed for Tollgate Road, and would like to see more green space. She does not feel Etna Township needs more development. She also has concerns with property values.

Phil Eddy of 9790 Tollgate Road does not see the benefit to the Etna Community and feels the workers come in from the city not from Etna Township. He feels a housing development would bring in more taxes because of the tax abatements. He has concerns with property values and thinks the warehouses should remain north of Route 40.

Dan Fraker of 9764 Tollgate Road has concerns with increased traffic, the noise, feels property values will decrease, and does not feel more buildings are the way to go.

Judy Newman of 9630 Lynns Road discussed flooding, traffic, feels this will lower property values, and does not want the one hundred foot building height.

Karen Combs of 9700 Lynns Road discussed water issues and light pollution. She feels there is enough development on the south side of route 40 and feels this should go on the North side of route 40. She is opposed to this development.

Don Goebbel of 9444 Tollgate Road discussed the increase in traffic and feels the development is on the wrong side of route 40. He feels a better use would be homes or apartments.

Teresa Cooper of 9752 Lynns Road does not want anymore warehouses and discussed the traffic. She has concerns with safety and feels there is enough concrete development. She feels residential would be a better use and is opposed to warehouses.

Rachel Fraker of 9764 Tollgate Road stated she emailed her questions. She discussed traffic on Tollgate Road and Route 40. She discussed the speed limit on Tollgate Road and her safety concerns. She asked if the woods on the development would remain. She has concerns with light pollution. She asked if there are any plans for developing the west side of Tollgate Road.

David Hodge discussed the region and the explosive growth in the Columbus region. This region is a national hub for job creation. Mr. Hodge stated that Scannell is committed to working with the adjacent residents to minimize those conflicts. The applicant modified the building height request to fifty foot. They have proposed plantings and mounding to provide adequate buffering. The Traffic Impact Study is being done and the result will be that Scannell will have to make traffic improvements all around the site. There will be improvements to Tollgate Road and US40. The lights will have minimal if any off site light pollution. It is illegal for water to impact the neighboring properties. Mr. Hodge does not feel this will have a negative impact on property values.

Rachel Fraker of 9764 Tollgate Road has concerns with the property values and lighting.

The Zoning Commission discussed the buffering on the development. John Singleton stated the developer has proposed mounding and density and feels this could be negotiated with the developer.

Roger Hayes feels this does not belong here and it should go on the North side of US40 and feels condos or empty nester types homes would go in here well and he will be voting against this.

Litichia McIntyre has concerns with additional traffic and the buffering is an issue. This is in the wrong area and it may need to go across the street and residential will be better here.

Aleshia Zacher agrees with Roger Hayes and stated there is too much traffic in this area. She is opposed to the rezoning.

RECORD OF PROCEEDINGS

0233

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

August 3,

2020

Held _____ 20 _____

Litichia McIntyre moved to close the public hearing at 7:05 p.m. The motion was seconded by Dave Olson and passed by unanimous affirmative vote.

Roger Hayes moved to recommend to the Board of Trustees to deny application AM-20-04 submitted by Scannell Properties for property owners Robert and Judith Reelhorn located at 11176 National Road to rezone from Agricultural District (AG) and General Business District (GB-1) to Planned Mixed-Use Development District (PMUD). The motion was seconded by Alesia Zacher. The roll call on the motion was Litichia McIntyre, yes; Dave Olson, yes; Josh DiYanni, yes; Roger Hayes, yes; and Alesia Zacher, yes; motion passed 5-0.

New Business - None

Old Business - None

Public Comments - None

Litichia McIntyre moved to adjourn at 7:09 p.m. The motion was seconded by Roger Hayes and passed without objection.



Laura Brown, Clerk



Josh DiYanni, Chairman