

August 17,

2020

Held _____

_____ 20 _____

The Etna Township Zoning Commission met on August 17, 2020 in the Etna Township Garage for the purpose of conducting a special meeting. The meeting was audio recorded for the township records. Chairman DiYanni read the Public Hearing Requirements. The meeting was called to order at 6:17 p.m. by Chairman DiYanni. The Pledge of Allegiance was recited. Roll call showed the following members present: Roger Hayes, Josh DiYanni, Dave Olson, Litichia McIntyre, and clerk Laura Brown. Alesia Zacher was excused.

Dave Olson 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 - Roger Hayes moved to waive the public reading and to approve the July 28, 2020 and August 3, 2020 minutes. The motion was seconded by Dave Olson and passed without objection.

Public Hearing

Chairman DiYanni opened the public hearing at 6:19 p.m. for application AM-20-06 for Zoning Map and Text Amendments submitted by T&R Properties for property owner Steven Roshon for 379 Pike Street, LE Lowry Limited Partnership for 493 Pike Street, John Lucas for parcel #'s 010-017004-00.000 and 010-017382-01.000 located on Hazelton-Etna Road to rezone from Agricultural District (AG), General Business District (GB-1), Low Density Residential District (R-1), Local Business District (LB), and Accommodation Business District (AB) to Planned Mixed-Use Development District (PMUD).

Mike Shannon is the attorney for T&R Properties and he introduced Forest Gibson, Land Planner with OHM for T&R Properties, Ron Sabatino and R.J. Sabatino with T&R Properties.

Forest Gibson stated the Etna Township Comprehensive Plan shows a mix of uses for this area being commercial and residential. They are looking for restaurants and neighborhood uses such as dry cleaners. Zone 1 will be a mix of primarily commercial and Zone 2 is primarily residential providing a transition to the residential located on Smoke Road. They are proposing access points onto SR310 and US40. The residential will be patio homes, single family homes, multi-family, and condominiums. They will provide buffers to the adjacent properties.

Mike Shannon discussed this being a gateway to Etna Township and the mixed uses will provide maximum flexibility in the market. There are two zones showing Zone One in Pink being mixed commercial and Zone Two in yellow being residential, single family homes which generate regular real estate taxes. The commercial uses in the pink zone are taxed commercially which include the multi-family property. This area may have commercial on the first floor with the multi-family above the commercial. An area in the middle will have both uses and could be identified as Zone 3.

Mike Shannon provided an updated comparison text showing any changes that have been made since the application was submitted. There is a chart on page three that show the permitted uses and conditionally permitted uses in Zone One and Zone Two. The text spells out that a big box user will not be permitted. Mike Shannon explained the request for light manufacturing. The Licking County Planning Commission requested the developer designate the open space and the active or passive open space will be designated at Final Development Plan approval. This development will take ten to fifteen years to build out. They received unanimous approval from Licking County Planning and did make the modifications that were requested. Mike Shannon requested the Zoning Commission act on this tonight.

John Singleton, Zoning Inspector, provided a written staff report and stated the applicants presentation was very good and factual. The Comprehensive Plan has this area identified on the Future Land Use Map as Community Gateway-Mixed Use and calls for a PMUD with the mixed uses of commercial and residential. The transition from commercial to residential provides a buffer to the existing residential. The minimum setbacks in the residential areas should be considered due to the density of the development. The exterior of the residential buildings abutting walls with the reduced setbacks may be an issue to address with the exterior finish of the buildings. Those shared walls are addressed within the Ohio Residential Building Code. The Commercial buildings are held to a stricter set of construction rules than residential buildings in the Ohio Building Code and will address any concerns with distance between commercial buildings, including whether they are required to be suppressed or not. The uses under the GB-1 Zoning District are very broad and the M-1 uses allow some things that the township might not want to permit in this area. John Singleton confirmed that all the comments from LCPC have been addressed at this point in the new document provided tonight. The height of the buildings were discussed and why they might need the maximum height of seventy-five feet, which is about four stories for a commercial building.

Ron Sabatino stated they have been working on this for over a year and explained that this rezoning is with three property owners who have giving them multiple extensions in the purchase contracts because of the Corona Virus delaying hearings. Mr. Sabatino requested a decision this evening.

RECORD OF PROCEEDINGS

0237

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

August 17,

2020

Held _____ 20 _____

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.

Mark Jones of 9646 Smoke Road owns property that abuts this development. He does not agree with apartments and discussed concerns with traffic, the commercial development, crime, and property values. He discussed the school being built on Smoke Road.

Rob Mitro of 9668 Smoke Road abuts this property. He discussed the traffic from Amazon and discussed the proposed traffic light at the school. He discussed drainage, the need for retention ponds because of flooding. He requested they protect the residents and has concerns with overcrowding the school with additional single family homes and stated these are all major concerns for him.

Forest Gibson discusses the transition of uses to address apartments next to single family homes. Single Family homes are proposed on the eastern side of the site. The storm water is addressed in the open spaces and are identified based on drainage patterns on the site. Additional development plans will address and adhere to County and Township standards. Buffers are identified in the text showing a buffer on the eastern side of property. ODOT has jurisdiction on SR310 and US40 and a traffic analysis is being done and will be addressed at the Final Development stage. The number of homes is concept only and will be finalized in the Final Development Plan.

Mike Shannon discussed the permitted uses and on page five and stated they eliminated the objectionable uses from Manufacturing.

Forest Gibson showed where the single-family detached homes are being proposed along Smoke Road and there will be no apartments in this area. He started going from east to west with the detached single-family, one or two different neighborhoods of patio homes, then in the center of the site apartments and walk able nature layout with a hub of activity that connects to the open space and multi-use paths. This area will have restaurants and a variety of uses such as small professional offices with commercial on the first floor and residential above.

Mark Jones inquired on how much a buffer would be between the homes on Smoke Road and the new single family homes. Josh DiYanni said when they come in for the Preliminary Plan they will show more details on the layout of the homes. John Singleton explained the buffering requirements in the Zoning Resolution between commercial and residential uses.

Litichia McIntyre moved to close the public hearing at 7:09 p.m. The motion was seconded by Roger Hayes. Discussion: The board discussed options to include in a motion. The motion passed by unanimous affirmative vote.

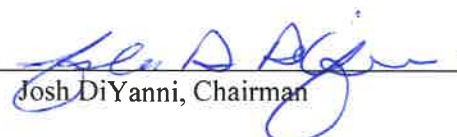
Josh DiYanni moved to recommend to the Board of Trustees to approve application AM-20-06 for Zoning Map and Text Amendments submitted by T&R Properties for property owner Steven Roshon for 379 Pike Street, LE Lowry Limited Partnership for 493 Pike Street, John Lucas for parcel #'s 010-017004-00.000 and 010-017382-01.000 located on Hazelton-Etna Road to rezone from Agricultural District (AG), General Business District (GB-1), Low Density Residential District (R-1), Local Business District (LB), and Accommodation Business District (AB) to Planned Mixed-Use Development District (PMUD) with the two conditions that there be a minimum of 15 feet between the single family houses, that can be whatever five on one side ten on the other, seven and one half either one and that the exterior for the single family houses be a masonry type material. The motion was seconded by Litichia McIntyre. The roll call on the motion was Litichia McIntyre, yes; Dave Olson, yes; Josh DiYanni, yes; and Roger Hayes, yes; motion passed 4-0.

New Business, Old Business, and Public Comments - none

Roger Hayes moved to adjourn at 7:14 p.m. The motion was seconded by Dave Olson and passed without objection.



Laura Brown, Clerk



Josh DiYanni, Chairman