

RECORD OF PROCEEDINGS

0241

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

September 8,

2020

Held _____ 20 _____

The Etna Township Zoning Commission met on September 8, 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 6:03 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, Alesia Zacher, and clerk Laura Brown.

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

Zoning Commission Announcements and Comments –None

Public Hearing - Tabled on August 18, 2020

Josh DiYanni opened the public hearing at 6:06 p.m. for property owner JBW Properties for parcels 010-016854-00.000, 010-016872-00.000, and 010-016866-00.000 from Planned Mixed-Use Development District to Planned Mixed-Use Development District (PMUD). The applicant has requested this remain tabled.

Litichia McIntyre moved to table until a date to be specified by the applicant. The motion was seconded by Dave Olson and passed by unanimous affirmative vote.

New Business - Snider Property Preliminary Development Plan (PDP)

RJ Sabatino with T&R Properties provided an overview of the Preliminary Development Plan that was submitted. The PDP shows Phase 1 consisting of 20 lots and Phase 2A consisting of 27 lots. They are requesting approval this evening so they can move forward with the engineering.

After the PDP is approved by the Zoning Commission then the Board of Trustees will need to approve it. Then the applicant will need to go through the TRC Process with Licking County Planning Commission. The applicant will need to have the Final Development Plan (FDP) approved by the Zoning Commission and the Board of Trustees prior to construction. The construction will not start until after the first of the year. The Zoning Text that was approved has a map that was dated July 13, 2020. The PDP submitted is dated August 12, 2020.

Dave Olson asked about the text on page two referencing two blue line streams. John Singleton explained that at the TRC with Licking County Planning they might require buffer areas along these streams.

Public Comments

Christian Eddy of 9790 Tollgate Road discussed the lots being comparable to the lots in Cameron Chase and has concerns with overcrowding the schools.

RJ Sabatino explained the lot sizes adjacent to the Cameron Chase development are in Zone 3 and they are required to have sixty-three foot lots which are comparable to Cameron Chase and they will transition into the lots of this development.


The open space is located in Zone 4. The Zoning Commission discussed the references for the Zones and they were provided Exhibit A which designates the different Zones. The Preliminary Development Plan references Phases and the text references Zones. The PDP will cover all of the phases. The process was explained. The Zoning Commission reviewed the plan.

Josh DiYanni moved to recommend to the Board of Trustees to approve PDP20-02, Preliminary Development Plan for the Snider Property dated August 12, 2020 submitted by Ron Sabatino for parcel 010-018102-00.000 including Exhibit A which the applicant has affirmed shows an accurate depiction of Zones 1-5 overlaid with Phases 1-4. The motion was seconded by Dave Olson and passed by unanimous affirmative vote.

Old Business - Work Session regarding procedures

The Zoning Commission discussed procedures along with attending Trustee meetings as a Zoning Commission member. Per the Licking County Prosecutor's office only two members can attend without advertising a meeting. The members will notify Laura Brown when they plan to attend as Zoning Commission member. The members prefer seven to ten days to review an application prior to a hearing.

Dave Olson moved to adjourn at 6:56 p.m. The motion was seconded by Litichia McIntyre and passed without objection.


Laura Brown, Clerk


Josh DiYanni, Chairman