

Etna Township Zoning Commission

December 8,

2020

The Etna Township Zoning Commission met on December 8, 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 6:02 p.m. by Chairman DiYanni. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre, Dave Olson, Josh DiYanni, Roger Hayes, Alesia Zacher, and clerk Laura Brown.

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

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

Minutes

David Olson moved to waive the public reading and to approve the September 29, 2020 and October 27, 2020 meeting minutes. The motion was seconded by Litichia McIntyre and passed without objection.

Public Hearing - Tabled on 8-18-20 and 9-08-20

Chairman DiYanni opened the public hearing at 6:05 p.m. for the application AM-20-05 that was tabled on August 18, 2020 and September 8, 2020 for Zoning Map and Text Amendments 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).

John Singleton, Zoning Inspector, provided a written staff report. The property was zoned Planned Mixed Use Development approximately twenty years ago and the applicant is requesting to rezone the property to a single-family development. The text that must be acted on this evening was submitted on October 20, 2020. The revised text dated December 4, 2020 was in response to a meeting between John Singleton and Mike Shannon.

The proposed plan for residential use is for one hundred eighty-one single family detached dwellings (fee simple lots or condominiums) on the west side of Hazelton-Etna Road with a minimum lot width of 52', 20' front yard setback, 10' rear yard setback, and 5' side yard setbacks, and a maximum building height of 35'. The proposed plan for commercial use is designed to accommodate up to twelve acres fronting both the east and west sides of Hazelton-Etna Rd. There is 26.97 acres on the east side of Hazelton-Etna Rd behind the commercial area that can be used for a park area. The minimum dwelling bulk was originally submitted for 1,000 square feet. The Licking County Planning Commission Staff report recommends conditional approval.

The Zoning Commission reviewed the Zoning Inspector's Staff Report along with the Licking County Planning Commission's Staff Report. The Licking County Planning Commission provided a non-binding recommendation of approval.

John Singleton provided updates in the Staff Report on the recommended modifications in the December 4, 2020 revised text. Mr. Singleton also provided thirteen recommended items for discussion.

Mike Shannon presented for the applicant. The applicant had a meeting with the neighbors along with the township and has modified the October 20, 2020 application. The December 4, 2020 text has a reduction in condominium units from 181 to 157 single family homes. This has changed the density significantly by dropping twenty four units. The minimum square footage has been increased from 1,000 square feet to 1,200 square feet. The buffering has been increased between this development and the one to the south. The streets have been modified from private streets to public streets. The Trustees requested the side yards be modified to five feet on one side and ten on the other giving fifteen feet between structures. Mike Shannon discussed providing five feet on each side with cross access. The updated version has the five feet and ten feet. The neighbors have concerns with the price points and their property values. The minimum price point for these would be three hundred thousand but closer to three hundred fifty thousand dollars. The lots that abut Cumberland Trail will have sixty-foot wide lots to be complimentary to their seventy foot lots.

Mike Shannon compared the October 20, 2020 application with the December 4, 2020 text amendment. Under the current PMUD Zoning they had the ability to have up to twelve acres of commercial on either side of S.R. 310. This PMUD will have 1.7 acres of commercial on the west side of SR310, on the Northeast corner and will only be developed in conjunction with property to the north. There will be twenty acres of open space on the east side and no less than thirteen acres on the west side but are currently proposing substantially more. The applicant is removing all the condominiums. The street trees and the street lighting will be in compliance with the Etna Township standards.

The buffering will be in accordance with the Etna Township requirements with the exception of the southern edge which will have a larger buffer area. This area will be between forty three to sixty three feet in width. The front setback will be twenty-five feet with a minimum lot size of 52 by 100 which is 5200 square feet.

Connecting to the reserve lot in Cumberland Trail on Runkle Drive the applicant is proposing an emergency only access using green pavers along with no parking signage along the curb cut and knock down bollards maintained by the Home Owner's Association.

Mike Shannon summarized the changes from September 8, 2020 to now. The density has been modified from one hundred eighty one condominiums to one hundred and fifty seven single family homes; the private street to public streets which decreased the lots due to the cost to pave and construct, increased the southern buffer, and emergency access with bollards.

The buffering along the south abutting Runkle Drive was clarified and it will be an earth mound that is sixty-two to forty-three feet wide that the Homeowner's Association will maintain.

Public Comments

Dan Rensch of 78 Runkle Drive discussed the current text and feels this zoning is what the residents from Cumberland Trail wanted. He has concerns in regards with the buffering and the proposed sixty-two foot area is not protected buffering. Mr. Rensch requested fencing between the two properties for protection. He requested the bollards be located at the rear of the lot so it is not visually distasteful.

Bob Van Hoose of 84 Runkle Drive does not support condominiums or the density. He talked to some of the members on the School Board and they are against building at this time. He also has concerns with additional traffic at Refugee Road and S.R. 310. He would like to see 1,800 square foot homes. He requested the Zoning Commission listen to the School Board and the neighbors concerns.

David Duncan of 8937 Hazelton-Etna Road inquired on the plans for the development on the east side of S.R. 310. He discussed the drainage that is currently located on his property and in the field.

Mike Shannon corrected the information regarding the buffering. Since the product has changed to single-family the buffers will be part of the back yards of the properties along the southern edge of the development and will be maintain by the homeowner.

The applicant does not have any specific plans from development on the east side of S.R. 310 at this time.

Mike Shannon believes they had twenty-five to thirty residents attend their meetings.

The applicant will specify the location of the bollards for the emergency access after reviewing with the Fire Department. The Fire Department will require signage stating no public access.

The Zoning Commission clarified that for lots 90-98 the buffering and the three to five foot mounding will be maintained by the home owner.

The applicant does not have a confirmed maximum square footage for this development but does not see them over three thousand square feet. The twelve hundred square foot minimum anticipates a ranch style home because a two story would be considerably more.

Where the text refers to the Etna Township Zoning Resolution it was recommended the applicant provide a date for the version of the Zoning Resolution they are complying with. Mike Shannon will add language that states as currently constituted.

John Singleton explained there are several different types of grass pavers for the emergency access drive and that they will appear like a yard.

The Zoning Commission discussed how to proceed in regards to all of the modifications to the text along with all thirteen of the points from the Zoning Inspector. The applicant will also provide more language regarding the public streets.

Dan Rensch still discussed the buffering and feels this is an extension of the homeowner's rear yard. He requested a protected buffering zone and has concerns with maintenance of this area. Mike Shannon stated they will add a provision that the Home Owner's Association can maintain the buffer zone if the homeowner does not along with deed restrictions that no structures can be built in the six-two foot area.

Litichia McIntyre moved to recess the public hearing. The motion was seconded by Alesia Zacher. The motion passed by unanimous affirmative vote.

Litichia McIntyre moved to adjourn at 7:00 p.m. The motion was seconded by Roger Hayes and passed without objection.