

January 12,

2021

Held _____

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The Etna Township Zoning Commission met on January 12, 2021 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 6:05 p.m. by Chairman DiYanni. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre (arrived at 6:07 p.m.), Dave Olson, Josh DiYanni, Roger Hayes, Alesia Zacher, and clerk Laura Brown.

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

Minutes

David Olson moved to waive the public reading and to approve the December 8, 2020 meeting minutes. The motion was seconded by Roger Hayes and passed without objection.

Public Hearing -

Chairman DiYanni opened the public hearing at 6:07 p.m. for the application AM20-08 for Zoning Map and Text Amendment submitted by Richard Salvage for the Licking County Development Company for parcel number 010-017076-00.000 located at SR310 and Etna Crest Blvd to rezone from Accommodation Business District (AB) to Planned Mixed-Use Development District (PMUD).

Rodger Kessler with the Licking County Development Company and Tom Brigdon with Northstar Realty were present. Northstar Realty wants to develop the front piece of the property consisting of 1.67 acres. At this time Rodger Kessler does not know how the remaining acres will develop to the rear. Rodger Kessler reviewed the provided site plan. There are two right-of-way easements proposed with a driveway to service both sides for the rear of the property. The proposal for the front property is two buildings with drive thru windows. They will have a multi-tenant free standing sign along S.R. 310 and I70.

John Singleton, Zoning Inspector, provided a written staff report. During the Board of Zoning Appeals hearing for a sign variance the sign location was discussed. The location of the sign would be better at the corner of Etna Crest Boulevard and S.R. 310. The Comprehensive Plan does suggest a Planned Mixed-Use Develop District (PMUD) for this area. Rezoning to a PMUD allows for specific text regarding the signage and other items. The proposed high-rise sign along the highway is one hundred and twenty feet in height, with six hundred square feet of signage having four panels to advertise up to four different businesses. This is approximately the same height as the McDonald's sign. The Board of Zoning Appeals granted a variance for the Love's Truck Stop for a height of one hundred and sixty-five feet with eleven hundred square feet of signage. This sign is not outside of what has been previously granted. The applicant has requested an increase in height and square footage to eliminate the need for variances regarding the signage. John Singleton provided the following recommendations for the Zoning Commission to consider. On page 4 the exterior lighting needs to include maximum height of poles and fully shielded downward cast lighting. The type of lighting must be Holophane Granville II LED or equivalent and approved by Etna Township. On page 5 the Highway Signage Lot must include Highway Signs and shall not infringe into the clear sight triangle. On page 6 strike "Section 1205(B)(11) shall be deleted in its entirety and replaced with the following". On page 6 strike "The terms of Section 1205(B)(13) shall not apply to the PMUD District". This is irrelevant as AG use is not included in the PMUD. On page 6 strike "The terms of Section 1205(B)(14) shall not apply to the PMUD District". This is irrelevant as AG use is not included in the PMUD. On page 6 strike "The terms of Section 1208 shall not apply to the PMUD District". This is irrelevant as neither residential or AG use is not included in the PMUD. On page 7 strike "The terms of Section 1209(D) shall not apply to the PMUD District". Specifics for this section are included in the paragraphs above this. Once a section is specific in the PMUD text, it does not need to be included to exclude it in the text. That just stands to clutter the text. On the top of page 7 Other Permitted Sign Types, shall be governed by Section 1209(E), with the following exceptions: Strike all lines with "Section shall be replaced with:". On page 8 strike "The terms of Section 1210(C) shall not apply to the PMUD District. Again, residential or AG uses are not included in the PMUD. On page 8 strike "not". All signage shall require permits. On page 8 "Section 1210(D)(2) shall be replaced with:" and strike "not". On page 8 strike "Temporary Signs for development and construction shall be governed by the terms of 1210(D)(5), except that." Delete "No zoning permit shall be required for such signs." On page 9 Additional menu boards shall require a permit. On page 9 Strike both sections starting with "The terms of Section 1211". These are included elsewhere in the PMUD Text and do NOT need to be repeated. On page 9 under Landscaping and Retention they discussed what is a "no buffer" and what signage would be permitted in buffer if any and limits must be set.

The Zoning Commission discussed the specific requirements for the signage. The building signage will comply with the existing signage requirements. The purpose of the monument sign would eliminate the need for each business to have their own monument sign. Signage is not permitted in the Clear Sight Triangle.

RECORD OF PROCEEDINGS

0247

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

January 12,

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The Licking County Planning Commission's Staff Report. The Licking County Planning Commission provided a non-binding recommendation of approval with conditions.

Public Comments – none

Rodger Kessler will work with John Singleton and provided an updated redline version of the text for the Zoning Commission.

Dave Olson moved to recess the public hearing at 6:42 p.m. for the application AM20-08 for Zoning Map and Text Amendment submitted by Richard Salvage for the Licking County Development Company for parcel number 010-017076-00.000 located at SR310 and Etna Crest Blvd to rezone from Accommodation Business District (AB) to Planned Mixed-Use Development District (PMUD). The motion was seconded by Litichia McIntyre. The motion passed without objection.

New Business

Scannell Properties Final Development Plan (FDP) for 11176 National Road.

John Singleton has reviewed the Final Development Plan. The buffering and other requirements meets or exceeds the minimum requirements. The sound barrier on the east side and the two sections along Tollgate Road are complying.

David Hodge the Attorney for the applicant along with Tim Volchko with CEC were present. David Hodge stated they are working with Licking County Planning Commission. The southern building has a tenant and they are wanting to start moving dirt before the winter weather starts. The applicant is in the process of purchasing property on the west side of Tollgate Road and Carpenter Drive.

Public Comments

Todd Wiseman of 9786 Tollgate Road discussed the offer to purchase his property from Scannell. David Hodge will get his contact information after the meeting.

Josh DiYanni moved to recommend to the Board of Trustees to approve FDP-20-01, Final Development Plan for the Scannell Properties for 11176 National Road as presented (dated January 2021). The motion was seconded by Litichia McIntyre and passed by unanimous affirmative vote.

Public Hearing - Tabled on 8-18-20, 9-08-20, and 12-8-20

Chairman DiYanni opened the public hearing at 6:58 p.m. for the application AM-20-05 that was tabled on August 18, 2020, September 8, 2020, and December 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).

Mike Shannon was present along with Skip Weiler representing the applicant. Mike Shannon reviewed the modifications in the redline zoning text provided. In the text provided on page six under the Setbacks and Yards for Residential Lots under Item 2 the side yard language will be modified to fifteen foot minimum between houses; five foot on one side and ten foot on the other. He presented a separate red-line version with all the updates now in black and the red represents modifications after he and Skip Weiler met with residents. On page six the perimeter buffer was modified. On page seven language was added to restrict construction traffic using the Emergency Access Drive. A typo was corrected on page eight. Typos on page five and nine will be fixed. The rear yard setback on page six is twenty feet because they increased the front yard to twenty-five feet. The developer will provide signage restricting construction traffic from using the Emergency Access Drive. The date on page one will be modified to August 2019.

Public Comments

Dan Rensch of 78 Runkle Drive thanked the applicant for meeting with them. The density and lot size is still a concern. The 52x125 lot will be the smallest lot proposed in Etna Township. He has concerns with property values. He would like the lot sizes increased to what is in Cumberland Trail or neighboring developments.

The Zoning Commission discussed the lots in the Villas at Cumberland which are on the Golf Course and what was previously approved for this property with senior living condominiums back in 2011.

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Bob Vanhoose of 84 Runkle Drive discussed the impact on the schools and feels this would add approximately 225 students and has concerns with additional traffic. He was not able to find new builds that were 1,200 square feet valued at three hundred thousand dollars. He wanted to see what the proposed houses were going to look like and wanted to know if they would have basements and garages. The Zoning Commission has not seen the proposed houses and are not permitted to regulate materials.

The Zoning Commission discussed the 1,200 square foot minimum. There is no maximum, but it is limited by the setbacks. The size of the homes in the neighboring developments were discussed. The proposed site plan for the houses to the south is sixty-five foot wide by one hundred foot plus the sixty-five foot buffer. In the past ten years single-family developments are clustering the homes with preservation of common open space. The price point for a single-family home in this development is going to be at least in the three hundred-thousand dollar price range. The ten houses on the south could possibly be the most valuable lots in this subdivision.

Josh DiYanni moved to close the public hearing at 7:33 p.m. The motion was seconded by Roger Hayes and passed without objection.

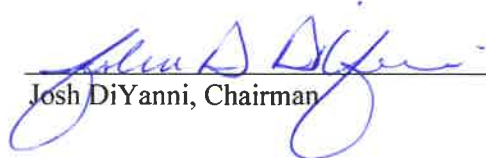
Josh DiYanni moved to recommend to the Board of Trustees to approve application AM-20-05 for Zoning Map and Text Amendments The application is for Property Owner JBW Properties for parcels 010-016854-00.000, 010-016872-00.000, and 010-016866-00.000 from Planned Mixed-Use Development District to Planned Mixed-Use Development District (PMUD) pursuant to the conditions set forth in the zoning text amendment dated December 14, 2020 with the following additional conditions: March 2014 will be changed to August 2019 in the initial paragraph (On page 1), on page five under Street Trees Required the word parking will be replaced with the word policy to read Etna Street Tree Policy, on page six under Setbacks and Yards for Residential Lots, point number 2, will be revised to say "Each Lot/property shall have a minimum side yards so that the space between the houses is a minimum of fifteen feet, allowing side yards to be off set where one side yard will be five feet and one will be ten feet, the Emergency Access Drive on page seven "No construction traffic shall be permitted through this emergency access" the developer is to provide signage prohibiting construction traffic, page nine under Street Trees the word "Street" will be inserted to read Etna Township Street Tree Policy. The motion was seconded by Litichia McIntyre and passed by unanimous affirmative vote.

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

Litichia McIntyre moved to adjourn at 7:41 p.m. The motion was seconded by Alesia Zacher and passed without objection.



Laura Brown, Clerk



Josh DiYanni, Chairman