

RECORD OF PROCEEDINGS

0253

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC. FORM NO. 10148

April 13,

2021

Held _____ 20 _____

The Etna Township Zoning Commission met on April 13, 2021 in the Etna Township Garage for the purpose of conducting a regular meeting. Chairman DiYanni read the Public Hearing Requirements. The meeting was called to order at 6:08 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, 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.

Minutes

Roger Hayes moved to waive the public reading and to approve the March 30, 2021 meeting minutes. The motion was seconded by Litichia McIntyre and passed without objection.

New Business

R&R JV LLC Preliminary Development Plan (PDP)

R&R JV LLC Preliminary Development Plan for the 310 Mixed Use Development on these properties/parcels - 379 Pike Street (010-017970-00.000), 493 Pike Street (010-017616-00.000), parcel #'s 010-017004-00.000 and 010-017382-01.000.

RJ Sabatino, Ron Sabatino, Forest Gibson were present representing the applicant.

RJ Sabatino provided an overview of the submitted Preliminary Development Plan. The developer is focused on Phases 1 and 2 at this time.

Ron Sabatino presented a letter from EMH&T stating the Preliminary Development Plan is in compliance with the approved Development Standards Text dated September 9, 2020. In addition, the letter addresses a Traffic Impact Study prepared by EMH&T analyzing potential improvements to SR310 and US40. The entire development is projected to take seven to ten years to complete. They are estimating two hundred and twenty-four dwellings during the first phase.

Forest Gibson with OHM Advisors discussed this area being the gateway in Etna Township and having mixed uses.

The board discussed defining the term "Live-Work Unit" in our current Zoning Resolution. This is defined on page five of the Development Standards Text that was approved. Forest Gibson explained this area will have the commercial on the bottom floor with apartments on the top floor. These units are in the Zone 2 area of the plan.

This will be a walkable community with residential and commercial. The purple area on the plan is where they are proposing future Medical Uses.

Josh DiYanni moved to approve the Preliminary Development Plan submitted by R&R JV LLC for the 310 Mixed Use Development on these properties/parcels - 379 Pike Street (010-017970-00.000), 493 Pike Street (010-017616-00.000), parcel #'s 010-017004-00.000 and 010-017382-01.000 as presented. The motion was seconded by Litichia McIntyre and passed by unanimous affirmative vote.

Announcements and Comments – Upcoming hearings were discussed.

Dave Olson moved to adjourn at 6:40 p.m. The motion was seconded by Roger Hayes and passed without objection.



Laura Brown, Clerk



Josh DiYanni, Chairman