

DAYTON LEGAL BLANK, INC. FORM NO. 10148

July 13,

2021

Held \_\_\_\_\_ 20 \_\_\_\_\_

The Etna Township Zoning Commission met on July 13, 2021 in the Etna Township Hall for the purpose of conducting a regular meeting. The meeting was called to order at 6:04 p.m. by Chairman DiYanni. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre, Dave Olson, Josh DiYanni, Alesia Zacher, and clerk Laura Brown. Roger Hayes was excused.

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

**Announcements and Comments –**

The Board of Zoning Appeals will be meeting on Tuesday, July 27<sup>th</sup> at 6:00 p.m. so the Zoning Commission will need to move their meeting.

**Minutes**

Dave Olson moved to waive the public reading and to approve the May 11, 2021 meeting minutes. The motion was seconded by Alesia Zacher and passed without objection.

**New Business**

**R&R JV LLC Final 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.

Zoning Inspector John Singleton provided a written staff report. This is the first phase of the Final Development Plan (FDP). This phase of the FDP approval is for subareas A, B, C, Outlots – 1-12, and Lots 15-16. John Singleton reviewed the six areas of concern in the FDP in his staff report. On Sheet C-2 the front lot width at the build line needs to be shown, Street A needs to be updated to match the requirements from the Licking County Planning Commission TRC meeting, mailbox clusters need shown on the FDP, on Sheet F-1 the street trees need to comply with the Etna Township Street Tree policy, and the buffering area between SR310 and I-70 along with buffer zones along the east and north perimeter of the development need shown on the FDP.

RJ Sabatino presented for the developer. This development will be called “Highpointe” because Etna Proper is the highest point of the area. The first phase of the development will have an area of out parcels for restaurants and businesses that provide local services. After the roundabout there will be two mixed use buildings that will have retail on the first floor with multi-family above. Moving to the east will be the garden homes which will be one and two bedrooms, then patio homes which are duplex ranch style twin singles. Further east will be the single-family attached town homes and then going into the traditional detached single-family homes.

Forrest Gibson with OHM believes the Highpointe community will bring people together. It has been designed to be a walkable development. Mr. Gibson highlighted the development and how it will connect to US40. The development will have restaurants and neighborhood uses. The plan is to leave the natural wooded features including the stream. Placing the restaurants near the stream providing a nice environment for the community to enjoy. The first phase of the development provides four different types of living choice with the patio homes, ranch style homes, townhomes, and the single family. The open area along street A will be a transition area and might include a mix of the residential.

Mr. Gibson explained how the roads will connect at Pike Street and US40. They are retaining the historical marker at Pike Street and will identify this area with a park and some parking. Pike Street will have a 90° intersection and then will connect to US40 with a 90° intersection.

Mr. Gibson referenced the Exhibit “C-1” Final Development Plan and feels it is the most critical of all the documents provided. This document identifies all the reserve areas and key points. Mr. Gibson highlighted the individual neighborhood amenities within the development and provided pictures showing the architectural features of the structures. The locations for signage and wayfinding signs were provided.

The concerns raised by John Singleton were addressed. The build to line at the setback line will be updated. Street A will be widened as requested during the Licking County TRC. The mailbox locations were discussed. The developer has met with the postmaster and will update the FDP to reflect the locations of the mailbox clusters. The developer will address the street trees and comply with the township policy. The buffer zones were discussed addressing John Singleton’s concerns. Rob Sabatino discussed the eastern buffer that has an existing tree line. The buffer will be addressed.

The board discussed the recommended modifications and whether to wait to approve when Roger Hayes can attend the meeting.

# RECORD OF PROCEEDINGS

0259

Minutes of

Meeting

Etna Township Zoning Commission

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The applicant provided an overview of the Homeowner's Association's (HOA) responsibilities. The intent is to have a master HOA for the entire community and the common areas. There would be an association created for all the residential communities.

The board supports all the modifications and would like them incorporated into the document prior to making the recommendation to the Board of Trustees.

Ron Sabatino explained the HOA will own all the common areas including the clubhouse and pool land area and maintain all of it. In addition, there will be an easement on the property that the HOA will control and have enforcement rights for maintenance.

The Zoning Commission can approve, deny, or approve with modifications which are provided in Exhibit A. The commission discussed how to proceed and requested the modifications be incorporated into the Final Development Plan prior to approval.

The reserve area on C-1 was discussed and the modification to this reserve will also be made.

The Zoning Commission will meet on July 27, 2021, at 5:00 p.m. to review the modifications and act on the Final Development Plan.

## Old Business – None

## Public Comments

Linda Corniola of 59 Trail East cares about her community and inquired on whether there are tenants for the restaurants and businesses. Josh DiYanni does not know if they have tenants at this time. Linda Corniola inquired on the percentage of the restaurants and houses in the development. A development plan will be provided to her. Linda Corniola discussed developers contributing to the schools.

Mark Evans of 91 Olde North Church Road inquired on the request made by Zoning Commission member Roger Hayes to pause development. Chairman DiYanni explained the Zoning Commission does not have the authority to do that. The Zoning Commission has not been in discussion with the schools regarding the impact. The Comprehensive Plan was discussed and the township following the plan and the need for updating the current plan. Chairman DiYanni explained the Trustees have discussed updating the Comprehensive Plan. Mark Evans discussed a mailing that was sent out by one of the Zoning commission member's husband. Alicia Zacher suggested Mr. Evans contact the ethics commission.

Craig Zacher of 79 Trail East stated his wife has nothing to do with the post card and it was his decision to mail. Mr. Zacher stated a Comprehensive Plan is a guide only and you can not violate a Comprehensive Plan.

Litichia McIntyre moved to adjourn at 7:26 p.m. The motion was seconded by Dave Olson and passed without objection.



Laura Brown, Clerk



Josh DiYanni, Chairman