

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees Regular Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 1,

2016

Held

20

The Etna Township Board of Trustees met on Tuesday, November 1, 2016 in the Etna Township Administration Building. The meeting was called to order at 7:00 p.m. by President Carlisle. Jeff Johnson led the invocation and John Carlisle led The Pledge of Allegiance. The roll call showed Trustees Jeff Johnson, John Carlisle, Randy Foor, and Fiscal Officer Walter Rogers present.

Trustee Carlisle moved to adopt the agenda as presented. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Trustee Carlisle moved to approve the October 22, 2016 special meeting minutes as presented. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Trustee Carlisle moved to table the October 27, 2016 special meeting minutes. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Public Comments -

Delores Trivett of 10371 Taylor Road stated the Reynoldsburg Police Department are ticketing people on Taylor Road and recommended the Licking County Sheriff's office do the same.

Greg Reis of 10216 Taylor Road has concerns with the drainage issues behind the sidewalks; ODOT told him that the township would be responsible for the area west of the sidewalk. Since the road construction has started the pond that he shares with Steve Esker has never been at the regular level and is now twenty-seven inches below level. The area that is denoted as a wetland is dry. His driveway is not graded correctly so he removed concrete at his expense and ODOT will not fix the problem. His neighbor's driveway is worse. John Carlisle explained the Lighting District and the estimated cost is \$10.00 a year per property for the electric.

There was discussion on the water and sewer hook ups. Trustee Carlisle requested that no residents do anything on their property with water and sewer because of the OPWC funding.

Steve Esker of 10186 Taylor Road discussed his concerns with the driveway grade and stated the equipment he hauls drags on the driveway. He was told the township is going to take care of the open storm drain that goes to the road. The creek holds water and does not run down to the creek.

Trustee Carlisle will meet with Mr. Reis and Mr. Esker on location to review these issues. Trustee Carlisle stated they could call him regarding any issues.

Mike Waller stated this is the first he has heard of these issues and they can call him anytime also.

Mark Griffin of 230 Ballman Road has concerns with the signs at the end of Ballman Road obstructing the line of sight and requested a street light at the end of the road. Mark Griffin discussed the property next to him at 248 Ballman Road concerning the multiple dwellings. He would like the mobile home removed. Trustee Carlisle verified that this is the property on Ballman Road which the township was recently made aware of. Rob Platte stated it does have three dwellings on it. The tenants have been removed. The property has been sold. The garage is being used as a garage. The trailer can be used for storage, an accessory structure, but cannot be used as a dwelling. The property owner has not applied for the Accessory Structure Permit. Mike Waller stated the signage at U.S. 40 is O.D.O.T.'s responsibility.

Public Hearing

The application was submitted by CRG Acquisitions, LLC for the property owner Warner Farms Development Limited for land located on S.R. 310 (Hazelton-Etna Road) South of I-70 (parcel number 010-018264-00.000) approximately 155.286 acres. The applicant is requesting a rezoning from Light Manufacturing District (M1), Accommodation Business District (AB), Professional-Research-Office District (PRO), and General Business District (GB1) to Planned Mixed Use Development District (PMUD).

The meeting was turned over to Rob Platte, Township Administrator, who provided an overview of the rezoning request. The rezoning request for the text amendment comes first and then after thirty days the township can approve the Preliminary Plan.

The Licking County Planning Commission recommended denial of this amendment. The Planning Commission's recommendation was based on the original text that was submitted. The updated text does show a mix of uses for this property. There were also concerns about the Thoroughfare Plan.

Rob Platte provided an updated staff report reflecting the modifications recommended by the Zoning Commission and the applicant. There are two separate zoning areas classified as Area "A" for along S.R. 310 and Area "B" for the balance of the property.

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The Appendix B contains black text which is what was originally submitted by the applicant, the red text is what will be removed and the green text will be added. Rob Platte pointed out the area for the uses in Area "A" which is for two to ten acres; the Zoning Commission recommends that the area be stretched along S.R. 310. There is a fifty foot requirement under building setback for a front yard; this text will need to be modified. The language on page nine under On Street Parking regarding the sixty foot right-of-way might need to be modified, the right-of-way needed will be determined by the Licking County Subdivision Regulations. For signage in Area "A" it will follow the Zoning Resolution. There is language that was left in by mistake that does not make sense that will need to be removed.

Brian Marsh with J&L Real Estate, agent for the applicant, feels this zoning amendment is better than what is currently approved for the property. The plan that was provided is preliminary and the park will be developed by what the market brings. Clayco is the largest design build contractor in the country and they designed Amazon. Brian Marsh would like to preserve the ability to use the area along S.R. 310 by what the end user request, such as, a main entrance with an office feature with parking. That is why it was a range of two to ten acres. Some of the public were concerned with the retail and the trash it generates.

Public Comments on Area "A"

John Kennard of 10785 Palmer Road stated the developer has not talked with the residents. John Kennard feels the industrial uses should go north of the current Industrial Park.

Trustee Carlisle discussed reviewing the NAICS Codes and removing the ones that the Trustees have concerns with.

Trustee Carlisle discussed the requirement of two to ten acres.

Rob Platte explained the modification needed regarding the right-of-ways because of the Licking County Subdivision Regulations under Article 5. Trustee Carlisle would like the text to remain as written with the minimum of a sixty foot right-of-way.

Trustee Foor asked if the revised document addressed the issues from the Licking County Planning Commission. Rob Platte feels they have to the extent possible. The request to save the wooded areas of two acres or more was not made. Licking County Planning Commission has not seen the revised document.

Brian Marsh feels the location of the property and the area already zoned manufacturing was the appeal to this property. They would like the entire property to remain flexible because they are not sure how it will be developed. There is four acres in the corner of the property that works for the commercial area.

Rob Platte provided an overview on the Area "B" in the text amendment. The intent of the Zoning Commission for the Western Area of the property was to not permit loading docks. Rob Platte had several grammar type updates.

Amanda Spencer with Jobes Henderson spoke regarding the buffering requirements.

Trustee Carlisle discussed the requirement in Area "B" of one hundred and fifty feet from the Lynns Road property line and the applicant is fine with this requirement.

Brian Marsh discussed the loading dock requirement on the western side of the property. They have committed that there will be no loading docks facing the western property line. They have not committed to the loading docks on the southern property lines. The mounding would be where the building is. The text amendment will need to be modified regarding this concern.

Mark Painter, Chairman of the Zoning Commission, discussed the recommendation from the Zoning Commission regarding the loading docks. The Zoning Commission wanted buffering to protect the properties on Lynns Road. This was not intended to be across the entire southern property line. The buffering in the current Zoning Resolution will be used for the buffering along the southern property line. Brian Marsh believes the majority of the users will want the security of fencing. Brian Marsh feels it will be a black chain link or a vinyl fence that you cannot see through. The buffering requirements are more than just the fence to buffer the adjacent properties.

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Public Comments

Jim Duffy of 27 Daisy Drive discussed a road in Gahanna that has a mound with plantings and recommends the line of sight for traffic be considered.

Sally Mellon of 14032 Palmer Road discussed the water lines being extended to the southern properties. Sally recommends good retention ponds because the area along S.R. 310 holds water. Sally Mellon also has concerns with the traffic into the property on S.R. 310.

Scott Caplin with CRG Real Estate stated they have design elements for all of their properties. The residents stated the current tree line on the southern property line would make a natural buffer and they will try to keep as many of the trees that they can.

Trustee Carlisle moved to recess the public hearing to a later date at 8:53 pm. The motion was seconded by Trustee Foor. Discussion: The Trustee recessed so if any new information would need to be discussed it could be. The motion passed by unanimous affirmative vote.

Amanda Spencer will revise the document to address the buffering, the building design on page twenty-five on the western side along Lynns Road; the loading dock language on the southern portion; on page eight the eastern two to ten acres of the property can be changed during the meeting. The Trustees will review the listed permitted uses and will strike any uses that they do not want. The signage language on page eleven needs corrected. There is a typo on page twelve, zoning use b instead of a. The S.R. 310 setback needs to be addressed. On page twenty six regarding the buffering, provide three options. The special meeting will be set up for November 9th at 4:00 p.m.

Reports

Road Report - Mike Waller provided a written report.

Administrator's Report - Rob Platte provided a written report.

Water & Sewer - Trustee Carlisle stated the reports are in the file.

Fire District - Nothing to report at this time.

Cemetery and Parks & Recreation - Nothing to report at this time.

JEDZ1 & 2 - A meeting will be scheduled to discuss the S.R. 310 Widening Project.

Old Business**Township Owned Property in Willowbrook**

Trustee Carlisle discussed the property that Etna Township owns and would like to check into selling the property. This property is not feasible to make into a park. The township mows the property.

Lighting District

A meeting needs to be held to discuss a Lighting District for Taylor Road. Rob Platte will follow-up on this issue.

Announcements and Trustee Comments

Trustee Foor moved to allow Trustee Foor to enter into a monthly maintenance agreement with Gordon Flesch. The motion was seconded by Trustee Carlisle and passed by unanimous affirmative vote.

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Fiscal Officer Report -

October 1, 2016

	Receipts	Expenditures
General Fund	\$37,339.50	\$52,109.68
MV License Tax	\$2,977.10	\$602.52
Gasoline Tax	\$10,226.44	\$995.59
Road & Bridge Fund	\$21,074.36	\$16,099.45
Cemetery	\$0.00	\$0.00
Special Assessment	\$0.00	\$290.21
Misc. Special Revenue	\$0.00	\$0.00
Misc. Debt Services	\$0.00	\$0.00
Misc. Capital Projects	\$0.00	\$11.95
Road Right-of-way Permit	<u>\$7,500.00</u>	<u>0.00</u>
Total	\$79,117.40	\$70,109.40

Funds Total October 31, 2016 is \$2,542,710.16

Trustee Johnson moved to pay the bills. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.

Trustee Carlisle moved to go into executive session at 9:11 p.m. per O.R.C. 121.22 (G) (1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual. The motion was seconded by Trustee Johnson and passed by unanimous affirmative vote.

Trustee Johnson moved to come out of executive session at 10:02 p.m. The motion was seconded by Trustee Foor and passed by unanimous vote.

Trustee Johnson moved to adjourn at 10:02 p.m. The motion was seconded by Trustee Foor and passed by unanimous affirmative vote.



John Carlisle, President



Walter Rogers, Fiscal Officer

All the resolutions as presented are on file with the Fiscal Officer.