

Held _____ 20 _____

The Etna Township Zoning Commission met on September 18, 2013 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was audio recorded for the township records. The meeting was called to order at 7:00 p.m. by Chairman Essex. The Pledge of Allegiance was recited. Roll call showed the following members present: Randy Snider, Freddie Latella, Robert Essex, Gil Guttentag, and clerk Laura Brown. Lisa Loudenslager was absent.

Freddie Latella moved to adopt the agenda. The motion was seconded by Gil Guttentag and passed without objection.

Zoning Commission Announcements and Comments – None

Minutes

Gil Guttentag moved to waive the public reading and to approve the minutes from the August 7, 2013 regular meeting as corrected. The motion was seconded by Freddie Latella and passed without objection.

New Business

Haaf Farms Development

Rob Platte, Township Administrator, provided an overview of the application that was submitted by Homewood for the Haaf Farms Development. The application is for a Preliminary Development Plan. On September 11, 2013 a technical review was held by Licking County Planning Commission. The development meets the zoning requirements. They will merge three parcels to create 46 acres that will meet the frontage requirements.

The second access onto Georgian Drive is required by the Etna Township Zoning Resolution and Licking County Planning Commission. A requirement of this Development Plan is to pave Georgian Drive and bring it up to Etna Township's and Licking County's standards.

The development will have 41 lots. A fifty foot setback is required for the perimeter of the development. Homewood has applied for a variance from the perimeter requirement with the Etna Township Board of Zoning Appeals. The variance is to reduce the fifty foot setback to a thirty foot setback at lots 17 and 41. The variance will be heard by the Board of Zoning Appeals on Tuesday, September 24, 2013. The other 39 lots have met the zoning requirements. Rob Platte stated Etna Township has a Street Lighting Policy which will be required with this development. Rob Platte reviewed Article 18 to verify the requirements have been met.

Rob Platte explained the ownership of the open space. At this point Etna Township is requiring the open space to be deeded over to the township, but the maintenance would remain with the Homeowners Association. This would give the township the ability to regulate what is done with this property. The township could also apply for grants to provide parks or upgrades in this area.

Rob Platte discussed the traffic study that was done for this development. There will be turn lane requirements on Palmer Road to help with the increased traffic. The new development will have a different Homeowner Association. Discussion was held on the burden of the 41 homes to maintain the open spaces. The active open space would only be 10 acres. This development will be located in the Southwest Licking School District.

Chairman Essex explained this board will look at this plan to verify if it fits the Zoning Resolution and Comprehensive Plan.

Jeff Strung with EMH&T explained the process and reviewed the plan consisting of 41 lots. The variance request is to have the continuity from the current development in Fairfield County. They are preserving natural resources. The existing buffering along Interstate Seventy will be embellished. The deed restrictions should be similar to the existing deed requirements.

Several residents from the Haaf Farm development have concerns with additional traffic, crime, property values, and services. It was also discussed that their development is Pickerington School District and this development will be in the Southwest Licking School District.

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Sandy Allen of 122 and 144 Georgian Drive has lived there 25 years and will live right next to the road connecting to Georgian Drive. She has concerns with the variance request for the lot behind her. She is concerned with the extra traffic and safety for their children.

Rob Platte verified the variance is a fifty foot setback to a thirty foot setback from the property line.

Rob Platte explained this is the Preliminary Plan that has been submitted, this is the first meeting. The Zoning Commission has to verify it meets the zoning requirements. Violet Township has submitted comments to the Licking County Planning Commission.

Jim Lipnos, the representative for Homewood, will contact the HOA Board for Haaf Farms to review their concerns. He will review the deed restrictions for Haaf Farms. The Development Construction traffic will be entering off of Palmer Road. Mr. Lipnos asked that this be tabled and will get with Rob Platte.

Chairman Essex adjourned at 9:05

Approved Oct 2, 2013

Approved as corrected/amended _____

Laura Brown

Laura Brown, Clerk

Robert Essex

Robert Essex, Chairman