

RECORD OF PROCEEDINGS

0109

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

October 15,

2014

Held _____ 20_____

The Etna Township Zoning Commission met on October 15, 2014 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 6:00 p.m. by Chairman Essex. The Pledge of Allegiance was recited. Roll call showed the following members present: Randy Snider, Freddie Latella, Robert Essex, Mark Painter, Lisa Loudenslager, and clerk Laura Brown.

Freddie Latella moved to approve the agenda as presented. The motion was seconded by Randy Snider and passed without objection.

Zoning Commission Announcements and Comments – None

Minutes

Freddie Latella moved to waive the public reading and to approve the minutes from the October 1, 2014 regular meeting. The motion was seconded by Mark Painter and passed without objection.

Columbia and Refugee Roads

Robert Essex moved to open the public hearing at 6:09 p.m. for map Amendment AM-14-07 submitted by John Wicks for 9.452 acres, parcel # 010-017070-03-000 and 101-017070-03-001, located on the Southeast Corner of Columbia and Refugee Roads owned by the Providence Presbyterian Church is requesting a rezoning from Single Family Residential District (RS) to Planned Mixed-use Development District (PMUD). The motion was seconded by Mark Painter and passed without objection.

Rob Platte, Township Administrator, explained the changes the applicant submitted. The applicant provided the township with a text amendment, Appendix B, in the same format as Appendix A in the current Zoning Resolution. Appendix B mirrors the original application that was the red line version with the modification to the square footage recommended by Licking County Planning Commission.

The updated material was sent to Chris Harkness, planner at Licking County Planning Commission, and he reviewed the text amendment. If the Zoning Commission feels the changes are substantial and need to go back to LCPC the Public Hearing will need to be recessed.

Freddie Latella recommends the entire document go back to Licking County Planning Commission.

Gary Smith, G2 Planning and Design, is the Planner for the applicant. Gary Smith explained the documents that were re-submitted. The original document is how he usually submits a zoning text amendment. When he met with Rob Platte and it was explained that the format needed to be similar to Appendix A. These documents will be substantially similar. The adjustment was made to the square footage of the building to 8,000 for single story and 16,000 for a two story building. The reality is the building will probably be 8,000 square feet because the cost for an elevator. The other adjustment was if it is a day care use only, the building would be on the opposite side of the parking. For safety purposes the adjacent play area will not be required to be located adjacent to the public right-of-way.

Public Comments

Randy Simpson of 10740 Refugee Road has concerns with traffic. Randy Simpson has concerns with the condos and whether they will be able to sell them. Robert Essex explains the Zoning Commission has to decide if it fits within the Zoning and not whether it is a good business decision. The Applicant is asking for a rezoning. The current density is third acre lots. Gary Smith stated this will be three and a half units per acre. The Licking County Planning Commission recommended conditionally approving the text amendment. Randy Simpson has concerns with density, crime, and feels the day care and medical building is large for an already busy corner and it is not the right location for this use.

Gary Smith stated the traffic study has been conducted with Licking County Planning Commission especially at the intersection of Refugee and Columbia Roads. The Road will be widened and a turn lane will be constructed. Licking County Planning Commission required access points for the variance to be granted. The square footage in the variance was 6,000 square feet and now it is 8,000 square feet. An increase in the square footage might require additional improvements and a requirement for a new variance. Rob Platte discussed this with Chris Harkness and if the township approves the zoning then at the Preliminary Development Plan stage with LCPC if a new variance is required then LCPC will take care of it. Rob Platte explained the process between the township and the Licking County Planning Commission. Gary Smith explained the process they went through with Licking County Planning Commission and Rob Platte.

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Gary Smith explained it is a day care or medical building, a one user building. He also explained the changes in the market for condominium sales. They are planning on finding buyers for the condo's and the office building separate. The detached condominium market is better. They are hoping to market to empty nesters. The plan is for two car garages. He doesn't anticipate increased crime. The condominium will be a minimum 1050 square footage for a one story exclusive of the garage and 1250 for one and half story.

Gary Smith stated there are time constraints on the buyer and the seller for the land contract.

Robert Essex would like to check with the Licking County Prosecutor's Office and obtain the informal recommendation from the Licking County Planning Commission.

Mark Painter moved to recess at 8:08 pm the hearing. The motion was seconded by Lisa Loudenslager and passed without objection.

Robert Essex adjourned at 8:08 p.m.

Approved Nov. 5, 2014

Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Robert Essex
Robert Essex, Chairman