

Held _____ 20 _____

The Etna Township Zoning Commission met on November 5, 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 6:01 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 Lisa Loudenslager and passed without objection.

Zoning Commission Announcements and Comments –

The Board of Trustees passed the Palmer and Smoke Roads rezoning.

Minutes

Lisa Loudenslager moved to waive the public reading and to approve the minutes from the October 1, 2014 regular meeting. The motion was seconded by Robert Essex and passed without objection.

Columbia and Refugee Roads

Mark Painter moved to re-open the public hearing at 6:05 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 Randy Snider and passed without objection.

Rob Platt provided an update on the procedure and reviewed the map and text amendment that was originally submitted with recommended changes to the document.

Gary Smith with G2 Planning and Design reviewed the recommended changes. The maximum building size in sub-area 1 shall be 16,000 square foot. If a day care it would be 8,000 square foot. In sub-area 2, the minimum dwelling of 1,050 square foot for one story and 1,250 square foot for two story. They agreed to do the street lights in the business area but did not plan on using street lights in the condo area. They will add the NAICS Codes to the amendment. They currently have 25% of natural building material with 75% vinyl. The developer will have to come back to the township with the Final Development Plan with more detailed building plans.

Public Comments

Randy Simpson of 10740 Refugee Road has concerns with the condos not being able to sell and it changes to apartments. Rob Platte explained to change from condos to apartments the developer would have to come back to the township.

Freddie Latella has concerns with the proposed square footage requirements. Gary Smith discussed different options that they would prefer. Rob Platte said that when they come back to the township the square footage requirements can be approved.

Gary Smith stated the condo market is coming back and the empty nesters are buying condominiums. Robert Essex does not feel it is the Zoning Commission's role to judge business decisions but does not want to have issues with the condo sales like across the street. Gary Smith stated the middle units didn't sell but the end units do. They are very confident they will find a builder to do this development. If they can't find a builder for this use they will have to come back to the township. The Zoning Commission discussed the market and what is selling. Gary Smith is comfortable with the 1400 square footage for the two story condos. These would probably have basements. Even if the basement is finished it will not count towards the square footage requirements.

Robert Essex moved to close at 7:24 p.m. The motion was seconded by Freddie Latella and passed by unanimous vote.

Rob Platte reviewed the recommended changes and sample motion. The Zoning Commission discussed the building size in sub-area 1.

Robert Essex moved to recommend to the Board of Trustees approval of Zoning Map and Text Amendment application AM-14-07 to rezone the 2 parcels (Licking County Auditor's PID #010-017070-03.000 and #010-017070-03.001) as outlined in the application submitted on September 3, 2014 from the RS (Single Family Residential) District to the PMUD (Planned Mixed-Use Development) District, with the following modifications:

1. In Section 1905 A)1), the second bullet point shall be changed to read:
 "Within the development of a more urban environment along the 310 corridor, the location of buildings adjacent to the public street is highly favorable. The PMUD requires that buildings be

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placed closer to the street with parking and services areas located behind the building as it relates to the street. The development as proposed will comply with those requirements with the following exception:

- If sub-area '1' is developed as a potential day care facility the proposed building, and associated outdoor play area, shall be permitted to be located more interior to the lot with parking in front of the building to provide for the safety and security of the children. The Conceptual Development Plan Exhibit 'F' illustrates the proposed concept and provides for a more safe and secure environment for a day care facility."
- 2. The applicant shall refer to the two parcels using the Licking County Auditor's parcel ID numbers.
- 3. In Section 1905 J)3) (on the last page), the words "with larger minimum square footage" shall be added after "Columbia Road".
- 4. All sidewalks of the pedestrian circulation system shall meet the requirements of the Licking County Planning Commission.
- 5. Any parking lot lighting or street lighting should use the township standard street light or similar.
- 6. The applicant shall list possible uses for both Sub-Areas as NAICS codes in order to be in line with current zoning text. The permitted use NAICS codes shall be as follows: Child Day Care Facilities (NAICS CODE 624410); Investment and Insurance Offices (similar to those found in NAICS CODES 523930 thru 523999 and 524113 thru 525990); Professional Offices (similar to those found in NAICS CODES 541110 thru 541850); Administrative Offices (similar to those found in NAICS CODES 561110 thru 561330); Medical Offices (similar to those found in NAICS CODES 621111 thru 621399); Administration Offices (similar to those found in NAICS CODES 921110, 921120, 923110, and 923130)
- 7. The maximum building size in Sub-Area 1 shall be 16,000 square feet if two story, 8,000 square feet if one story. If the use of the structure in Sub-Area 1 is to be a day care, the total maximum size of the structure shall be 8,000 square feet.
- 8. In Sub-Area 2, the minimum dwelling sizes of 1,200 square feet for one story and 1,400 square feet for two stories shall apply.
- 9. References to Deed Restrictions and/or the Owners' Association shall specify approval of Etna Township, as opposed to the Zoning Commission.

Freddie Latella seconded the motion. Discussion: Robert Essex stated he has concerns with the condominiums across the street not selling but does not feel that is the role of the Zoning Commission. Based on everything that has been reviewed it does meet with the Zoning Resolution. The motion passed by unanimous vote.

Rob Platte reviewed the Preliminary Development Plan and explained the process. A written staff report was provided.

Freddie Latella moved to recommend to the Board of Trustees approval of Preliminary Development Plan application PDP-14-07 for the proposed Villas at Cumberland PMUD (Planned Mixed-Use Development) district, with the following modifications:

1. The maximum structure size in Sub-Area 1 shall be 8,000 square feet and 16,000 square feet for one and two story structures, respectively. If the use of the structure in Sub-Area 1 is to be a daycare, the total maximum size of the structure shall be 8,000 square feet.
2. All sidewalks of the pedestrian circulation system shall meet the requirements of the Licking County Planning Commission. The electric transmission line easement shall be shown as 150'.
3. Any parking lot lighting or street lighting should use the township standard street light or similar.
4. Minimum dwelling sizes of 1,200 square feet for one story and 1,400 square feet for two stories shall be added to the notes.
5. A note shall be added to the plans to show that if the end use of Sub-Area 1 is anything other than a day care, the structure shall be located at the northwest corner of the lot.

The motion was seconded by Mark Painter. The motion passed by unanimous vote.

Public Comments

Randy Simpson feels the medical building does not match the neighborhood. Robert Essex explained the process.

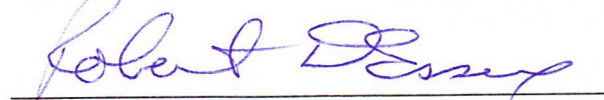
Robert Essex adjourned at 8:02 p.m.

Approved Dec 4, 2014



Laura Brown, Clerk

Approved as corrected/amended _____



Robert Essex, Chairman