

# RECORD OF PROCEEDINGS

Minutes of

Etna Township Trustees Special Meeting

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

May 19<sup>th</sup>,

2009

Held

20

The Etna Township Board of Trustees met on Tuesday May 19<sup>th</sup>, 2009 in the Etna Township Hall for the purpose of conducting a special meeting. The meeting was called to order at 6:00 p.m. by President Knapp. Dick Knapp led the prayer and Chris Harkness led The Pledge of Allegiance. Roll call showed Jeff Johnson, Paul George, Dick Knapp, and Laura Brown present. Fiscal Officer Tina Taylor was absent.

Paul George moved to adopt the agenda. Jeff Johnson seconded and the vote in favor was unanimous.

### **Public Hearing – 6:00 p.m.**

Paul George reopened the public hearing started on May 5<sup>th</sup>, 2009 from recess that was submitted by Connie Klema on behalf of Francis and June Erk requesting that 181.22 acres parcel number 010-017952-00.000 and 2.95 acres parcel number 010-017958-00.000 be rezoned from Agricultural District (AG) to Light Manufacturing District (M-1). These parcels are on the south side of State Route 40 East of York Road.

### **PUBLIC COMMENTS**

David Goll 8995 York Road stated the township needs to move forward. He does not want to see a housing development. He supports the rezoning to manufacturing. The property has access to State Routes and Interstate 70 and he feels this is the best use for this property.

Virginia Schaff 7461 National Road is opposed to the rezoning because it is spot zoning and does not conform to the land use plan. The township already has 1,600 acres zoned M1 and another 100 acres were recently zoned to M1. She does not feel the township needs more M1 zoning. She stated that Chris Harkness and Licking County Planning recommended against this rezoning. She lives near the property and feels it would lower the property values in this area. She discussed the aquifer in the township and information she received from Southwest Licking Community Water and Sewer. She stated the Trustees need to support the residents of the township who voted for them.

The applicant Connie Klema spoke on behalf of the property owners. The residents attending the Zoning Commission hearing felt that the M1 use would be accommodating and the Zoning Commission recommended this use. The survey results showed light industrial use for the township. This property will preserve rural atmosphere. This property has access to the Interstate. She does not feel this property would be spot zoning. Connie Klema submitted a document from Don Rector with Southwest Licking Community Water and Sewer District stating that manufacturing on this property is not a threat to the well field (aquifers). She stated the Etna Township Zoning Resolution will protect the township requiring buffering and wooded areas.

Chris Harkness provided a brief recap from the public hearing from May 5<sup>th</sup>, 2009. He also reviewed his staff report that was similar to those of the Licking County Planning Commission. He felt that access to Interstate 70 was adequate. He felt it is marketable for this type of use. It does not follow the future land use plan or existing zoning or surrounding zoning. He recommended denial of the application at this time.

Dick Knapp asked what areas on the property are protected from development.

Chris Harkness stated when they go to develop the land they would indicate the areas where the stream areas, wooded areas and steep slopes should be preserved. The regulations are vague in the Zoning Resolution regarding this requirement.

Dick Knapp discussed all the manufacturing zoning available in the township. He has concerns with M1 zoning spread throughout the township. He stated the new land use plan is so close to being completed.

Paul George stated this property can be marketed for Industry. This property could be developed for residential. Chris Harkness stated the property is zoned agriculture and would need to be rezoned for residential. Paul George stated if the residential zoning was denied the township could lose in court. Chris Harkness felt the township could deny a rezoning because of high density. The property is currently zoned for Single Family dwellings such as an estate type development which permits five acre lots in agriculture. The Future Land Use plan shows residential use.

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Connie Klema stated the future land use plan continues to be a problem. The future land use map is being changed for the fourth time and has been revised about every five years. She feels with the existing land use map she has the right to rezone the property to residential. The past hearing and reports do not show this property as a good use for residential. She stated this property is better as a M1 property. The rezoning request for M1 in the past did not follow the land use plans at the time. She stated that none of the people that attended the Zoning Commission hearing or the first Trustees hearing are not in attendance this evening. She reviewed the Zoning Commission recommendations in favor of the rezoning.

Claudette VanDyne 7173 Refugee Road is in favor of the Manufacturing zoning to help with the tax burden of the tax payers. She is in favor of a JEDZ for the property.

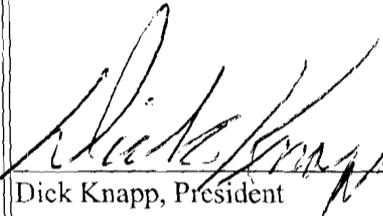
Paul George moved to close the public hearing at 6:44 p.m. Jeff Johnson seconded and the vote in favor was unanimous.

Paul George moved to approve the rezoning request submitted by Connie Klema on behalf of Francis and June Erk requesting that 181.22 acres parcel number 010-017952-00.000 and 2.95 acres parcel number 010-017958-00.000 be rezoned from Agricultural District (AG) to Light Manufacturing District (M-1). This motion died for a lack of a second.

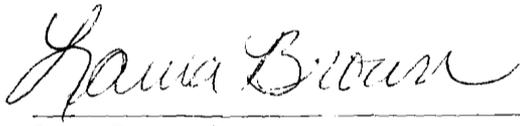
The Board of Trustees has twenty day to render a decision after the public hearing is closed.

Dick Knapp moved to render a decision at the June 2<sup>nd</sup> meeting. Jeff Johnson seconded. Discussion: Dick Knapp has another commitment that he will try to reschedule. If he would like to attend and requests that this is late on the agenda. The vote in favor was unanimous.

Paul George moved to adjourn at 6:46 p.m. Jeff Johnson seconded and the vote in favor was unanimous.

  
Dick Knapp, President

  
Tina Taylor, Fiscal Officer

  
Laura Brown, Secretary