

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

March 1

2006
20

The Etna Township Zoning Commission met in the Etna Township Hall on March 1, 2006 for the purpose of conducting a regular meeting. The meeting will be audio taped for the township records.

The meeting was called to order at 7:00 p.m. by Chairman Kerner with the following members present: Mr. Colburn, Mr. Van Dyne, Chairman Kerner, and Clerk Laura Brown. Mrs. Dunlap and Mrs. Taylor were absent.

Jim VanDyne moved that we adopt the agenda with flexibility. Colburn seconded. Discussion: The minutes and the election of officers will be postponed until the next regular meeting. Mike Kerner attended the Licking County Planning Commission and gave an overview of the recommendations.

Old Business

The Zoning Commission discussed limiting the amount of impervious surface. Mike Kerner discussed how it looks nice having the trees in the front of the property. The commission discussed 25% versus 20%. Jim VanDyne is concerned at the cost of the land and limiting the property owner on how much land he can use. Vince Colburn asked where on the land do we want the open space in the front versus the back. If you take a 100 acre lot, at 10% they need 10 acres of impervious surface that is \$400,000 dollars. Jim VanDyne discussed the setbacks already in our zoning resolution. Define the setback as non-impervious. Dick Knapp stated if we are too restrictive then property owners may annex into Reynoldsburg, Pataskala, or Kirkersville.

New Business

The Zoning Commission discussed building bulk requirements for Local Business. The building under one roof could be a split level or a five story. It should be measured around the other perimeter, total floor space whether it is first floor or second floor. The Zoning Commission discussed what type of businesses and what benefit to the community they will have. The Zoning Commission discussed the studies and research on big box retail and the effects on the communities. Gary Burkholder discussed that the Mayor of Reynoldsburg stated they needed to add three more police officers alone and it was not for all of Taylor Square it was just for a certain area of Taylor Square and Violet Township has three more emergency runs and are now going to build a substation by Staples to be on the North side of the freeway. Gary Burkholder is concerned with paying for the infrastructure and public safety out here.

Jim VanDyne moved under Section 909 Local Business District (LB) general requirements to add: Building bulk requirements: Retail or mixed use buildings containing retail uses with total usable floor space not to exceed 25,000 usable square feet and measured around the outer perimeter of the building. Colburn seconded. Roll call: Motion passed 3-0.

Vince Colburn moved under Section 911 Accommodation Business District (AB) general requirements to add: Building bulk requirements: Retail or mixed use buildings containing retail uses with total usable floor space not to exceed 120,000 usable square feet and measured around the outer perimeter of the building. VanDyne seconded: Discussion on the amount of square feet needed in AB. Jim VanDyne amended to 15,000 usable square feet. Colburn seconded. Roll call: Motion passed 3-0.

Steve Ferris, Zoning Inspector asked if a Tattoo Parlor would be permitted in a General Business District. The Zoning Commission after discussion decided under LB Item F. supplying commodities or performing services primarily for the residents of a local community. Items in LB are permitted in GB so the Zoning Commission decided the answer would be yes.

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Regarding fences the Licking County Planning Commission recommends a limit of 6 feet. Mike Kerner wanted the commission to think about this for the public hearing.

Mike Kerner discussed the planned commercial district and where does the Zoning Commission feel it should be permitted. Mike Kerner suggested the Zoning Commission do their own research and make a decision on what type of business we want to see in the community. Mike Kerner would like to discuss what type of business we would like to see in the community with the Trustees. What commercial development do we want to encourage for Etna Township. A special meeting with the Trustees and Zoning Commission is being discussed for April 12, 2006 at 7:00 p.m.

Gary Burkholder discussed the three zoning amendments with Phil Laurien. Phil Laurien stated those three zoning amendments will help with the annexation of property into Reynoldsburg. Gary Burkholder feels we do not have six months to twelve months to get these changes in place.

The boards will try to confirm the April 12, 2006 meeting at 7:00 p.m. with adjournment of 11:00 p.m. This meeting will be to discuss what we want the township to look like in the future.

Mike Kerner discussed what development cost the community. The big box store cost the community \$468 dollars per thousand square feet. Jim VanDyne asked where Mike Kerner obtained the figures. Mike Kerner stated it is the leading consulting firm in the country. Shopping Centers cost the community \$314 dollars per thousand square feet. Mike does not believe the following number pertains to the McDonald's in Etna Township because of its proximity to the highway but Fast Food cost the community \$5,168 dollars per thousand square feet this because of infrastructure. Specialized retail gains \$326 dollars per thousand square feet. Business parks, offices, hotels are winners. Mike Kerner likes retirement communities. Jim VanDyne stated that the tires, gasoline, and taxes help pay for the roads. The commission discussed business creating jobs for the community and what types of jobs do we want for the community.

The Zoning Commission discussed the Commercial overlay districts. A discussion on what projects we can finish before Phil Laurien moves to Florida. Mike Kerner suggested the Zoning Commission members review Berkshire and Concord zoning resolutions before we meet as a board. Mike Kerner will call Phil Laurien and see if he can attend on March 15, 2006. Mike Kerner will also question Phil Laurien whether Don Brosius needs to attend the March 15th meeting.

Public Comments

Claudette VanDyne stated we need a nice mix of facilities for the community. Mike Kerner stated he would like to see smart growth. Not all growth is progress. Vince Colburn stated the park is a benefit and we spend money on maintaining the park but growth can not always be based on money.

Chairman Kerner adjourned the meeting.

Approved 3/15/06

Laura Brown
Laura Brown, Clerk

Approved as corrected/amended _____

Michael A Kerner
Mike Kerner, Chairman