

RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

April 15th,

2009

Held

20

Warner Farms/Article 2, 17 & 18

The Etna Township Zoning Commission met in the Etna Township Hall on April 15th, 2009 for the purpose of conducting a regular meeting and public hearing. The meeting was audio taped and the public hearing was audio and video taped for the township records. The meeting was called to order at 7:01 p.m. by Chairman Stepp with the following members present: Dan Bravard, Randy Snider, Pam Munce, Trent Stepp, Bill Young, and Clerk Laura Brown. The Pledge of Allegiance was recited.

Bill Young moved that we adopt the agenda. Randy Snider seconded and the motion passed without objection.

Zoning Commission Announcements & Comments - none

Dan Bravard moved to waive the public reading and to approve the minutes from April 1st, 2009. Bill Young seconded and the motion passed without objection.

Public Hearing

Dan Bravard moved to bring the public hearing for 100 acres of a 155.286 acre parcel #010-018264-00.000 property address at 10287 Hazelton-Etna Road as submitted by Warner Farms LLC, represented by Nelson Kohman to be rezoned from Accommodation Business District (AB), General Business -1 (GB-1), Professional-Research-Office District (PRO), and Light Manufacturing District (M-1) to 100 acres of Light Manufacturing District (M-1) the remaining 55.286 acres will remain as it is currently zoned out of recess from March 4th, 2009. Randy Snider seconded and the vote in favor was unanimous.

Nelson Kohman 3119 Easton Square Place provided an overview of the property. He does not feel the current zoning is adequate for use. He feels the manufacturing use is a better use for this property. He feels the warehouse will bring less traffic than the current zoning would. Bill Young verified there would be access off of State Route 310. Potential developers for this property are interested in land that is already zoned and ready to be developed.

Dan Bravard is concerned with the wetlands on the property. Trent Stepp stated the property is currently zoned to be developed.

Nelson Kohman stated if the property is rezoned he would have to go through a major development review with Licking County Planning Commission. Nelson stated the wetlands on the property will remain a wetlands and he has discussed the matter with the EPA. This is already zoned M-1.

Julie Hite 104410 Lynns Road stated it is not the township's responsibility to provide jobs for the community but to make the best use of the land. There is manufacturing zoning already available in the township. She is concerned with the trees being removed, noise and traffic. She is also concerned with the wetlands. The new houses in the area will not be built if this property is developed as manufacturing

Dan Bravard moved to close the public hearing at 7:18 p.m. Bill Young seconded and the vote in favor was unanimous.

Trent Stepp discussed the possible uses as the property as zoned today compared to the manufacturing zoning that is requested.

Dan Bravard moved to recommend to the Board of Trustees to deny the rezoning request for 100 acres of a 155.286 acre parcel #010-018264-00.000 property address at 10287 Hazelton-Etna Road as submitted by Warner Farms LLC, represented by Nelson Kohman to be rezoned from Accommodation Business District (AB), General Business -1 (GB-1), Professional-Research-Office District (PRO), and Light Manufacturing District (M-1) to 100 acres of Light Manufacturing District (M-1) the remaining 55.286 acres will remain as it is currently zoned. Pam Munce seconded. Roll call: Dan Bravard, yes; Randy Snider, no; Pam Munce, yes; Trent Stepp, no; and Bill Young, yes. The motion passes 3-2.

The Zoning Commission recessed from 7:25 – 8:07 p.m.

OLD BUSINESS

Dan Bravard moved to recommend to the Trustees to approve the recommended text amendment to the zoning resolution to amend Article 2 Definitions and to add Article 17 Planned Unit Residential Districts. Pam Munce seconded and the vote in favor was unanimous.

Work Session on text amendments to the zoning resolution to Article 18 – Planned Conservation District

Public Comments - none

Trent Stepp adjourned the meeting at 9:22 p.m.

Approved May 20, 09
Trent Stepp
Trent Stepp, Chairman

Approved as corrected/amended _____
Laura Brown
Laura Brown, Clerk