

RECORD OF PROCEEDINGS

Minutes of

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Etna Township Zoning Commission

Held

August 5th,

20 2009

The Zoning Commission met in the Etna Township Community Center on August 5th, 2009 for the purpose of conducting a regular meeting. The meeting was audio recorded for the township record. The meeting was called to order at 7:00 p.m. by Chairman Stepp with the following members present: Randy Snider, Trent Stepp, Dan Bravard, Bill Young, and Pam Munce. For the record alternates Mike Kerner and Jim VanDyne were present. The Pledge of Allegiance was recited.

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

Announcements & Comments

The Board of Trustees passed the text amendments.

Dan Bravard moved to waive the public reading and to approve the minutes from the July 15th, 2009 meeting. Bill Young seconded and the motion passed without objection.

PUBLIC HEARINGS

Dan Bravard moved to open the public hearing at 7:05 p.m. submitted by Catherine Baird and Connie Klema representing Southwest Licking Schools requesting that 179.455 acres at the North East corner of Smoke Road and State Route 40, parcel number 010-017568-00.000 owned by D.H. Linke Limited Partnership be rezoned from Light Manufacturing District (M-1) to Agricultural District (AG). Randy Snider seconded and the motion passed 5-0.

Trent Stepp reviewed the Etna Township Rezoning Checklist and then reviewed the Licking County Planning Commission Staff Report and Letter. The Licking County Planning Commission and Staff Report recommend approval of the rezoning. Chris Harkness, Zoning Administrator provided an overview and recommended approval of the rezoning.

The Zoning Commission discussed the flood plain and asked if this property consisted of wetlands.

Roger Legg 9165 National Road, Pastor of the Emmanuel Church of Etna at the corner of US Rt. 40 and Smoke Road. They are not in opposition of the proposal.

Connie Klema along with Catherine Baird represented the Southwest Licking School District. Connie Klema updated the application with the exact acreage of 179.658 acres after a pin survey was completed. EMH&T did a flood plain research and it is in FEMA Zone X which means it is not in a flood plain. The wetland study has not been done. The school is not ready to build at this time. When they are ready to build a wetland study will be done along with other required items by Licking County Planning Commission. To connect to the current school on Watkins Road they will probably go through the wooded area but there are not plans at this time. Connie stated they are not here tonight to discuss a development plan; they are here for the zoning of the property.

The Zoning Commission discussed traffic concerns with regards to the traffic onto Smoke Road. The general business zoning adjacent to the property was discussed. The property is already zoned for manufacturing and this use would also create traffic. The school located on Watkins Road already has traffic that would be redirected to this location. Connie Klema discussed the current agriculture zoning in the area that the school could build on. The school feels this parcel would be better suited for the school.

Pat Reece 8606 Smoke Road discussed the agriculture zoning that was zoned for the Broyles development. She stated at that time Licking County would not allow them an access to Smoke Road because of safety concerns with the dip in the road.

Jim Hobbs 1635 Brock Road represents the Broyles Family Farm and is in support of the rezoning. They feel strong schools add to the community.

Dan Bravard moved to close the public hearing at 7:48 p.m. Pam Munce seconded and the motion passed unanimously 5-0.

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The Zoning Commission discussed the negative and positive impact on the community. The manufacturing zoning would cause more traffic. The development that may come if this property is developed as a school was discussed. Most of the time schools bring fast food. It was discussed that this property is a good piece of property for commercial/industry and whether a school would be a better use. The township does have Manufacturing zoning available in the township. The Zoning Commission discussed the fact that once it is zoned to Agriculture it would have to be rezoned to develop the property other than the uses permitted under Agriculture.

Dan Bravard moved to recommend to the Board of Trustees to approve the rezoning request submitted by Catherine Baird and Connie Klema representing Southwest Licking Schools requesting that 179.658 acres at the North East corner of Smoke Road and US Route 40, parcel number 010-017568-00.000 owned by D.H. Linke Limited Partnership be rezoned from Light Manufacturing District (M-1) to Agricultural District (AG). Bill Young seconded and the motion passed unanimously 5-0.

The Zoning Commission recessed from 8:00 to 8:10 p.m.

New Business

Chris Harkness explained the fitness centers NAICS code issue. ARC Fitness has been granted the use for flag football through the Board of Zoning Appeals. The Zoning Commission discussed adding fitness centers to the NAICS codes in the Zoning Resolution. The Board of Zoning Appeals could grant a use variance. There are other NAICS codes that do apply to this type of use. The Zoning Commission did not oppose adding this NAICS Code to Article 9 under General Business.

Laura Brown will print entire Zoning Resolutions for the Zoning Commission and alternates after updating with the Planned Unit Development text amendments.

Old Business

The Zoning Commission discussed the benefits between Agriculture District and Agriculture Preservation or Rural Residential. Chris Harkness explained that if specifically called a residential district cellular towers and the noise resolution can be effective. The Zoning Commission had issues with using the word "preservation" in the title. Trent Stepp will contact Peggy Hall to see if she would come to a meeting to explain and discuss this issue.

No public comments.

Trent Stepp adjourned at 9:12 p.m.

Approved Aug 19, 2009 Approved as corrected/amended _____

Trent Stepp
Trent Stepp, Chairman

Laura Brown
Laura Brown, Clerk