

RECORD OF PROCEEDINGS
Etna Township Zoning Commission

Minutes of

Meeting

June 2nd,

2010

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held _____ 20_____

The Zoning Commission met in the Etna Township Community Center on June 2, 2010 for the purpose of conducting a regular meeting. The meeting was recorded for the township record. The meeting was called to order at 7:05 p.m. by Chairman Stepp with the following members present: Randy Snider, Bryan Herd, Trent Stepp, Bill Young, Mike Kerner, and Clerk Laura Brown. The Pledge of Allegiance was recited.

Bill Young moved to adopt the agenda as amended with the adjustments to the minutes. The motion was seconded by Mike Kerner and passed without objection.

Announcements & Comments –

The Trustees appointed Robert Essex to the vacant term on the Zoning Commission.

Bill Young and Chris Harkness provided feedback from the Comprehensive Planning Commission's public hearing on the 310 Corridor Plan. It should come to the Zoning Commission at their meeting on June 23rd, 2010.

Bill Young moved to waive the public reading and to approve the minutes from the May 5th, 2010 as amended. The motion was seconded by Bryan Herd and passed without objection.

Bill Young moved to waive the public reading and to approve the minutes from the May 10th, 2010 special meeting. The motion was seconded by Randy Snider and passed without objection.

Bill Young moved to waive the public reading and to approve the minutes from the May 19th, 2010. The motion was seconded by Mike Kerner and passed without objection.

Public Hearing

Bill Young moved to open the public hearing on Article 9 – District Regulations at 7:27 p.m. The motion was seconded by Randy Snider. Roll call: Randy Snider, yes; Bryan Herd, yes; Trent Stepp, yes; Bill Young, yes; and Mike Kerner, yes; passed 5-0.

Chairman Stepp reviewed the Article 9 amendment checklist and proceeded to review the Licking County Planning Commission staff reports and recommendation. Chris Harkness presented the Etna Township staff recommendation. He addressed the Licking County Planning Commission recommendations. He agrees with LCPC on the recommendations in Section 900. In regards to Agriculture he recommends under permitted uses to remove the NAICS code reference and use "Agriculture uses exempted from township zoning authority per 519 of the Ohio Revised Code." Under the conditional use section remove the O.R.C. reference and only reference NAICS code. In 903 SER permitted use for NAICS codes 61, 92, and 713940 as Conditional Use. For NAICS code 813110 Religious Conditional Use for Single Family Residential and Medium-Low Density Residential. NAICS Code 81220 would be fine in any district as a permitted use. They discussed the agriculture use under conditional use. Under section 906 Medium Density Residential District recommends a legal opinion.

The Zoning Commission recessed from 8:12 p.m. to 8:28 p.m. due to severe weather/tornado warnings. Zoning Commission members Bryan Herd and Bill Young left the meeting.

The public hearing reconvened with Chris Harkness presenting the Etna Township staff recommendation. The comments regarding Section 908 can be handled with the revision to Article 5. He agrees with 909 being a local business district and does not see any reason not to allowing a fitness center. In section 910 he agrees with the first recommendation and is implied through conditional uses. The second sentence he does not agree with the recommended sentence. This is not the only way to allow another use because use variances are permitted. In section 910 regarding motor towing he agrees with removing from General Business and Accommodation Business and conditional use under General Business. He recommends conditional use in the Light Manufacturing District also. Chris Harkness agrees with the general comment. He recommends in regards to home occupation to leave as permitted in Low Density Residential District, Suburban Estate Residential, and Agricultural because these are rural residential in nature and conditionally permitted in Medium-Low Density Residential and Single Family Residential. He recommends deleting the agriculture use under the conditional use section in the Agriculture District. There are several typos that will be corrected.

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Public Comments

David Goll 8995 York Road discussed the towing and would like it permitted under the Light Manufacturing District and not as a conditionally permitted use. He feels there are other uses that could be worse already permitted. There are buffering requirements and schematics when applying for the occupancy also.

Mike Kerner moved to close the public hearing at 8:50 p.m. The motion was seconded by Randy Snider. Roll call: Randy Snider, yes; Trent Stepp, yes; and Mike Kerner, yes. Discussion: Bryan Herd and Bill Young left the meeting due to the weather. The motion passed 3-0.

Old Business – Article 5 will be reviewed at the next meeting.

Public Comments –

Granville Duty 1007 Tollgate Road discussed impound lots in the General Business District. Trent Stepp stated there are buffering regulations between General Business and Manufacturing. If the impound lot is an accessory use to their main use (towing) then it would be permitted. In the City of Columbus they have to be 600 feet from a house.

Trent Stepp adjourned the meeting at 9:00 p.m.

Approved June 23, 2010

Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Trent Stepp
Trent Stepp, Chairman