

February 10,

2015

Held _____ 20 _____

The Etna Township Zoning Commission met on February 10, 2015 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was audio recorded for the township records. The meeting was called to order at 6:00 p.m. by Chairman Essex. The Pledge of Allegiance was recited. Roll call showed the following members present: Randy Snider, Dave Olson, Robert Essex, Mark Painter, Lisa Loudenslager, and clerk Laura Brown.

Randy Snider moved to approve the agenda as presented. The motion was seconded by Mark Painter and passed without objection.

Zoning Commission Announcements and Comments – None

Minutes

Dave Olson moved to waive the public reading and to approve the minutes from the January 20, 2015 regular meeting. The motion was seconded by Lisa Loudenslager and passed without objection.

Robert Essex moved to modify the agenda to change the public hearing from 7:05 p.m. to 6:05 p.m. The motion was seconded by Mark Painter and passed without objection.

Dave Olson moved to open the public hearing for map Amendment AM-14-08 submitted by Harry Truesdell for 9000 Mink Street to rezone from Medium-Low Density Residential District (R-2) to General Business District - 1 (GB-1). The motion was seconded by Randy Snider and passed by unanimous affirmative vote.

Application AM-14-08 was forwarded to the Licking County Planning Commission on January 8, 2015. The public hearing notice was advertised in the Pataskala Standard on January 15, 2015.

The Licking County Planning Commission staff and Planning Commission both had a non-binding recommendation to deny the zoning map amendment application.

Rob Platte, Township Administrator, reviewed the Licking County Planning Commission recommendations.

Rob Platte provided a Staff Report. The staff recommends denial of the map amendment.

Harry Truesdell, property owner, provided information regarding his plans for the property. The property across the street is manufacturing. The property has issues with the flood plain and is not feasible for residential. If he develops it using residential he will install a road. He was approached to put a nursery on the property but he needs General Business zoning. He also discussed a hog farm.

Rob Platte stated it was the applicant's right to apply at this time for the re-zoning. The Flood Plain maps will possibly change in March. The township has to look at all the possible uses for the property. The concern is what the possible end users could be. The flood plain is recommended by FEMA. The property to the east is Manufacturing (M1). Any property over five acres can have an agriculture use so a hog farm could go in there regardless of the zoning.

Public Comments

Judy Armentrout of 194 Ballman Road discussed drainage and pig farms.

Mark Griffin of 230 Ballman Road backs up to the property and stated it is a wet field. He would rather see a pig farm over warehouses or rental properties. He would like to see it used for a park. He would rather see a house there over general business.

Edna Meek of 56 Ballman Square has concerns with flooding. After the football field developed it caused flooding issues for her property. She does not support business.

Lois Johnson of 34 Ballman Square does not support business. She discussed the residential development and would like to see a park.

Doris Schumick of 9136 Mink Street has been impacted by flooding and seems worse after the football field. She is concerned with noise, traffic, trespassing, and would request this be denied. She would like to see this become a park. It could be a park the way it is zoned now.

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Gwen Morrell of 76 Ballman Square east has concerns with flooding. The football field is higher than their property. She would rather it stay residential.

Robert Essex stated all the yards are flooded and might disagree with the modification to the flood plain.

Mr. Truesdell said he bought the property and he owns it. It is not for a go cart track. He is planning on putting a ditch in to take care of the water issues on Ballman Road. He will fix the flooding issues. He did not install the football field. He suggested approaching the township to purchase the property for a park.

Dave Olson asked for clarification regarding agriculture. Rob Platte explained that the Ohio Revised Code allows agriculture uses for property over five acres. If the property is less than five acres in the R2 District agriculture would be a conditional use.

Robert Essex moved to close the public hearing at 7:04 p.m. The motion was seconded by Mark Painter and passed by unanimous affirmative vote.

Robert Essex discussed the rights a property owner has with their property. The Zoning Commission discussed the flooding and the uses that could go in if it is rezoned.

Mark Painter moved to recommend to the Board of Trustees to deny the Zoning map Amendment AM-14-08 to rezone the parcel located at 9000 Mink Street (PID#010-017886-00.001) from the R-2 Medium-Low Density District to GB-1 General Business District. This recommendation is based upon the fact that the property is surrounded by residential properties. It would be out of character to change the zoning based on the fact it would be surrounded by residential properties. The motion was seconded by Robert Essex and passed 5-0.

The Board of Trustees will meet March 3, 2015.

Old Business

Article 11 – Parking

Rob Platte stated the document is the same as what was presented at the previous meeting.

Robert Essex moved to start the process for the text amendment for Article 11. Lisa Loudenslager seconded the motion and it passed without objection.

The Zoning Commission will meet on March 10, 2015.

Dave Olson moved to adjourn the meeting at 7:17 p.m. The motion was seconded by Randy Snider and passed without objection.

Approved 3-24-15

Approved as corrected/amended _____



Laura Brown, Clerk



Robert Essex, Chairman