

DAYTON LEGAL BLANK, INC., FORM NO. 10148

May 12,

2015

Held

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The Etna Township Zoning Commission met on May 12, 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 6:01 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.

Mark Painter moved to amend the agenda to add "Annual Organization of Zoning Commission Officers" after the public hearing. The motion was seconded by Lisa Loudenslager and passed without objection.

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

#### **Zoning Commission Announcements and Comments –**

Laura Brown explained a request from the Board of Trustees to have members set up emails that are only for township business and not use personnel emails.

Rob Platte updated the Zoning Commission on the Wellfield Plan and Road Levy which both passed.

#### **Minutes**

Dave Olson moved to waive the public reading and to approve the minutes from the April 14, 2015 regular meeting. The motion was seconded by Randy Snider and passed without objection.

#### **Public Hearing**

Lisa Loudenslager moved to open the public hearing at 6:10 p.m. for Map Amendment AM-15-02 submitted by Ryan Haire for 10034 and 10062 Lynns Road to rezone from Agriculture District (AG) to General Business (GB-1). The motion was seconded by Mark Painter and passed by unanimous affirmative vote.

Chairman Essex provided an overview of the amendment. This rezoning request is similar to the one heard by the Zoning Commission last year. This zoning is not supported by the Comprehensive Land Use Plan. The Licking County Planning Commission and Staff both recommended approving the rezoning.

Rob Platte, Township Administrator, provided a staff report and PowerPoint presentation. The houses on the properties will be raised and the properties will be merged.

The applicant, Ryan Haire, was present for questions. The plan is to combine the properties into one parcel. The business will tap into the water and sewer.

#### **Public Comments**

Mark Schaff of 7461 National Road asked the Zoning Commission to deny the request until the company commits to partner with the township. Mark Schaff provided an article from The Columbus Dispatch "Policy changes shift tax burden to homeowners and farmers". He referenced that Rob Platte's staff report regarding the Comprehensive Plan states the goal for this district is to provide a place for work and tax base for the township such as Joint Economic Development Zones. The point of a Joint Economic Development District is for a business to provide their share of taxes to provide help with roads and needs to the township. He requested the Zoning Commission hold off on any zoning changes until the business wants to work with the township to partner on the infrastructure needs in the township.

Robert Essex asked if this is a township issue or State issue. Mark Schaff feels both. The shifting of burden was done by state legislature. The township, by working with businesses on Economic Development partnering, can protect themselves with rezonings. The business receives tax abatements.

Ryan Haire stated the business is not currently receiving any tax abatement. They are currently paying property taxes now of about thirty thousand a year. Ryan Haire understands the objective of the JEDD. Their business is not a large manufacturing business which has large semi trucks on the roads.

Robert Essex explained that the Zoning Commission is supposed to look at whether this is a good fit with Zoning. The issues that Mark Schaff brings up are not really the Zoning Commissions area. This is a very valid issue to raise with the Board of Trustees.

Mark Schaff feels his arguments do matter for the Zoning Commission because of the Comprehensive Plan regarding the tax base for the township.

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Randy Snider feels because this board and the Trustees approved the larger lot a year ago that not approving this would be screwing him over now that he bought the homeowners out. Buying the homeowner out was the right thing to do.

Robert Essex has concerns with how many times the Zoning Commission goes against the Comprehensive Plan before we need a new Comprehensive Plan. This request is adding three acres to thirty-two acres which were rezoned last year.

Mark Painter feels these properties will not add up to five acres which is the requirement for agriculture.

The Zoning Commission is in agreement that businesses need to partner with the township to help with the burdens of the community with taxes. There has to be a balance between business and residents.

Rob Platte discussed what authority the Zoning Commission has and how it is written in the Zoning Resolution. The Comprehensive Plan and Land Use Map are tools for the Zoning Commission to use.

Ryan Haire discussed the support on the thirty-two acres and did work things out with those property owners and purchased their properties.

Robert Essex moved to close the public hearing at 7:11 p.m. The motion was seconded by Dave Olson and passed by unanimous affirmative vote.

Dave Olson moved to recommend to the Board of Trustees approval of Zoning Map Amendment Application AM-15-02 to rezone the 2 parcels listed as Licking County Auditor's Parcel #010-017028-02.000 (2.50 acres) and Parcel #010-017028-03.000 (1.086 acres), as outlined in the application, from AG (Agricultural) to GB-1 (General Business). The motion was seconded by Randy Snider and passed by unanimous affirmative vote.

**Old Business**

Rob Platte and the Zoning Commission discussed the Non-Conformities and Accessory Structure regulations. This will be discussed in more detail at the next meeting.

**Annual organization of Zoning Commission Officers'**

The meeting was turned over to the clerk, Laura Brown, for the election of the chairman.

Mark Painter nominated Robert Essex. The nominations were closed. Roll call: Randy Snider - Robert Essex; Dave Olson – Robert Essex; Robert Essex - abstained; Mark Painter – Robert Essex, and Lisa Loudenslager - Robert Essex. Robert Essex will be the Chairman.

The meeting was turned back over to Chairman Robert Essex for the nominations for Vice Chairman.

Dave Olson nominated Lisa Loudenslager for Vice Chairman. The nominations were closed. Roll call: Randy Snider – Lisa Loudenslager; Dave Olson – Lisa Loudenslager; Robert Essex –Lisa Loudenslager; Mark Painter – Lisa Loudenslager, and Lisa Loudenslager - abstained. Lisa Loudenslager will be the Vice Chairman.

The Technical Review Board will be as follows: Jan/Feb/March – Randy Snider & Dave Olson; April/May/June-Robert Essex & Mark Painter; July/August/Sept – Lisa Loudenslager & Randy Snider; and Oct/Nov/Dec – Dave Olson & Robert Essex.

Robert Essex moved to adopt Roberts Rules of Order for the meeting rules. The motion was seconded by Randy Snider and passed without objection.

Robert Essex moved to place the public notices in The Pataskala Standard and using The Newark Advocate when there are time constraints. The motion was seconded by Dave Olson and passed without objection.

Robert Essex moved to adopt the Administrative Procedure as follows: A zoning amendment application shall be considered to be filed with the Zoning Commission when the applicant has filed the application with the Clerk of the Zoning Commission. The Clerk shall proceed with the zoning amendment process as outlined in Article 6 of the Etna Township Zoning Resolution. The foregoing procedure shall in no way prevent an applicant from filing a zoning amendment application with the Zoning Commission during a public meeting. The motion was seconded by Lisa Loudenslager and passed without objection.

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Robert Essex moved to appoint Laura Brown as the Zoning Commission Clerk with an hourly rate equal to that established for her duties as township secretary by the Board of Trustees. The motion was seconded by Mark Painter and passed without objection.

Robert Essex moved to approve the regular meetings on the second and fourth Tuesday at 6:00 p.m. The motion was seconded by Lisa Loudenslager and passed without objection.

**New Business**

Rob Platte discussed a 310 Corridor Rezoning. This would be done with the Zoning Commission, Economic Development Committee, and Comprehensive Planning Committee. This would help with Economic Development for the township. This would possibly be a Mixed Use Plan Use Development initiated by the township.

**Public Comments - None**

Lisa Loudenslager moved to adjourn the meeting at 7:42 p.m. The motion was seconded by Mark Painter and passed without objection.

Approved 6-9-2015

Approved as corrected/amended \_\_\_\_\_

Laura Brown  
Laura Brown, Clerk

Robert Essex  
Robert Essex, Chairman