

July 14,

2015

Held _____ 20 _____

The Etna Township Zoning Commission met on July 14, 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 adopt the agenda. The motion was seconded by Randy Snider and passed without objection.

Zoning Commission Announcements and Comments –

The Trustees closed the public hearing for RCD Sales and will render a decision on July 18, 2015

The Zoning Commission discussed the noise from Frontier Ranch. The township does not have the authority to enforce noise on property zoned agriculture. The township has met with the promoter and talked with the property owner.

Minutes

Lisa Loudenslager moved to waive the public reading and to approve the minutes as amended from the June 9, 2015. The motion was seconded by Dave Olson and passed without objection.

Public Hearing

Dave Olson moved to open the public hearing at 6:12 p.m. for map amendment AM-15-03 submitted by Clinton Clark for 7042 National Road to rezone from Agriculture District (AG) to General Business District (GB-1). The motion was seconded by Randy Snider and passed 5-0.

Chairman Essex provided an overview of the amendment. The Licking County Planning Commission and Staff both recommended approval of the map amendment.

Rob Platte provided a written staff report. The property is parcel number 010-018618-00.000 and is 1.97 acres. The parcel is non-conforming to the Agriculture District, which requires five acres. This property was local business in the past and the current zoning maps are showing this property as agriculture. The property was formally used as a gas station/fueling site. The property has been released from the Bureau of Underground Storage Tank Regulations (BUSTR) but does have restrictions on the property for residential uses and no basements. A report was provided in the application. The Wellfield Protection Plan does not restrict uses but specific chemicals. The staff recommends approval of the map amendment.

The applicant, Clinton Clark, was present. He has owned the fitness center and property for eight years. He waited to purchase the property until after BUSTR completed the cleanup. In January of 2013 the purchase was started and was completed in 2014. The previous property owner, Jim Costlow, and Clinton Clark both thought the property was zoned commercial. Clinton Clark is not sure what would go there but has been approached by an insurance company.

Public Comments

Mark Schaff of 7461 National Road is a member of the health club and feels he is a good neighbor. The property had a serious pollution problem in the past and was what started the Wellfield Protection Plan. He asked that Clinton Clark be informed of the Wellfield Protection Plan for his future plans.

Mark Painter moved to close the public hearing at 6:36 p.m. The motion was seconded by Dave Olson and passed 5-0.

Mark Painter moved to recommend to the Board of Trustees approval of Zoning Map Amendment Application AM-15-03 to rezone one parcel, listed as Licking County Auditor's Parcel #010-018618-00.000 and 1.97 acres, as outlined in the application, from AG (Agricultural) District to the GB-1 (General Business) District. The motion was seconded by Dave Olson and passed 5-0.

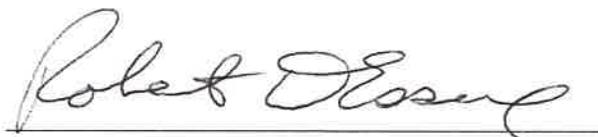
Old Business

Non-Conforming Structures – The Licking County Planning Commission will hear the text amendment at the end of July and the Zoning Commission will hear at their first meeting in August.

Dave Olson moved to adjourn the meeting at 6:48 p.m. The motion was seconded by Lisa Loudenslager and passed without objection.



Laura Brown, Clerk



Robert Essex, Chairman