

# ETNA TOWNSHIP – PLANNING for OUR FUTURE





# Etna Township – Planning for Our Future

---

April 26, 2011

## **PREPARED BY**

### **The Licking County Planning Commission**

Ryan Edwards, Planner – Project Manager

Jerry Brems, Director

Brad Mercer, Planning Manager

Jim Lenner, Planner

Corinne Johnson, Administrative Assistant

### **Etna Township Staff**

Chris Harkness, Zoning Administrator

Laura Brown, Secretary/Clerk

## **PREPARED FOR**

### **The Etna Township Board of Trustees**

John Carlisle

Randy Foor

Jeff Johnson





# TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY</b> .....	<b>1</b>
<b>INTRODUCTION</b> .....	<b>2</b>
Purpose.....	2
Study Area.....	2
Process.....	3
People.....	4
<b>COMMUNITY CHARACTER</b>	
Etna Township: A Brief History.....	5
Community Services.....	7
Township Government.....	9
Water and Sewer Services.....	12
School Systems.....	13
Economic Development.....	15
Demographics.....	19
Natural Resources.....	22
<b>COMMUNITY INVOLVEMENT</b> .....	<b>32</b>
<b>PLAN CHAPTER</b> .....	<b>42</b>
<b>VISION STATEMENT</b> .....	<b>43</b>
<b>LAND USE</b>	
Balance of Land Uses.....	45
<b>FOCUS AREAS</b>	
310 Corridor Section.....	47
Etna Township Quadrants.....	48
<b>LAND USE DESCRIPTIONS</b>	
Conservation Subdivision.....	52
Community Gateway-Mixed Use.....	54
High-Density Commercial.....	54
Local Commercial.....	55
Mixed-Use Local Commercial/Conservation Subdivision.....	57
Mixed Use PRO/Conservation Subdivision.....	59

Traditional Urban Development-Old Etna.....	61
Industrial and Manufacturing.....	62
Residential.....	63
Agricultural.....	63
Multi-Family Housing.....	64
Transportation.....	65
Recreation.....	67

## COMMUNITY GOALS AND STRATEGIES

Agriculture.....	69
Residential.....	70
High-Density Commercial.....	72
Local Commercial.....	72
Industrial.....	73
Natural Resources.....	73
Planning and Zoning.....	75
Community Involvement.....	76
Transportation.....	76

## IMPLEMENTATION GUIDELINES FOR PLAN GOALS AND STRATEGIES

Agriculture.....	78
Residential.....	82
High-Density Commercial.....	88
Local Commercial.....	91
Industrial.....	95
Natural Resources.....	98
Planning and Zoning.....	106
Community Involvement.....	107
Transportation.....	108

## APPENDIX I: BICYCLE AND PEDESTRIAN PATHS

## APPENDIX II: TOWNSHIP ZONING MAP

## APPENDIX III: TOWNSHIP FUTURE LAND USE MAP

## APPENDIX IV: POTENTIAL FUTURE PARKS



# EXECUTIVE SUMMARY

*Etna Township-Planning For Our Future* is a comprehensive land use plan that has been developed to guide growth in this community over the next 20 years. This document is necessary due to increased development pressure from the Columbus Metropolitan Area to the west. The expansion outward from the core of Columbus has led to a great deal of urbanization along its periphery. Etna Township, as well as much of western Licking County, has seen substantial change over the past decade due to this outward expansion. Through this document, Etna Township leaders hope to mitigate the effects of future development on the township while maintaining the rural and agricultural nature that community residents want to protect.

At times, the future vision for a community contrasts with an individual property owner's view of the highest and best use of their land. The planning committee responsible for creating this document is aware of these issues and has worked very hard to strike a well-conceived balance between the two.

Public participation has played a large role in the development of this document. Residents of Etna Township were asked to fill out a survey to offer their thoughts and opinions concerning

---

*"Etna Township should maintain its rural atmosphere through balance and common sense."* - Etna Township Community Survey Respondent

---

future development; further input was gathered at three public meetings hosted by the Etna Township Planning Committee, and planning committee meetings were held monthly, where community members were encouraged to comment. The information gathered through this process served as the primary guide for decisions made during this planning effort.

Within the body of this document, goals and strategies to achieve them have been developed. The information in this document will provide direction for township officials to follow to achieve those goals. Additionally, a future land use plan has been developed that



**Figure 1: Maintaining a rural atmosphere is very important to Etna Township residents.**

describes how the township should grow over the next 20 years. This plan will help the township trustees and other community members make important development and zoning decisions for years to come.

The plan has been organized into the following sections:

- Introduction
- Community Character
- Community Involvement
- Plan Chapter
- Appendices



# INTRODUCTION

## PURPOSE

Not only will this plan supply decision makers with information, it will also provide an overall view of the township in twenty years. The comprehensive plan should be used as a guide when deciding on future development within Etna Township. Provided in this document are facts, figures, maps, goals and objectives that the township trustees, zoning inspector, zoning commission, zoning appeals board, developers, and citizens should use in evaluating decisions that will impact the township tomorrow and into the future. The Ohio Revised Code, Section 519.02, empowers the township board of trustees to establish zoning regulations in the interest of public health and safety, in accordance with a comprehensive plan. This document will serve as the basis and rationale for future zoning decisions that are made in this community.

A major objective of this plan is to provide an overall policy guide and statement of goals for the future development of Etna Township. This plan provides a development blueprint, not only for community officials, but also for developers

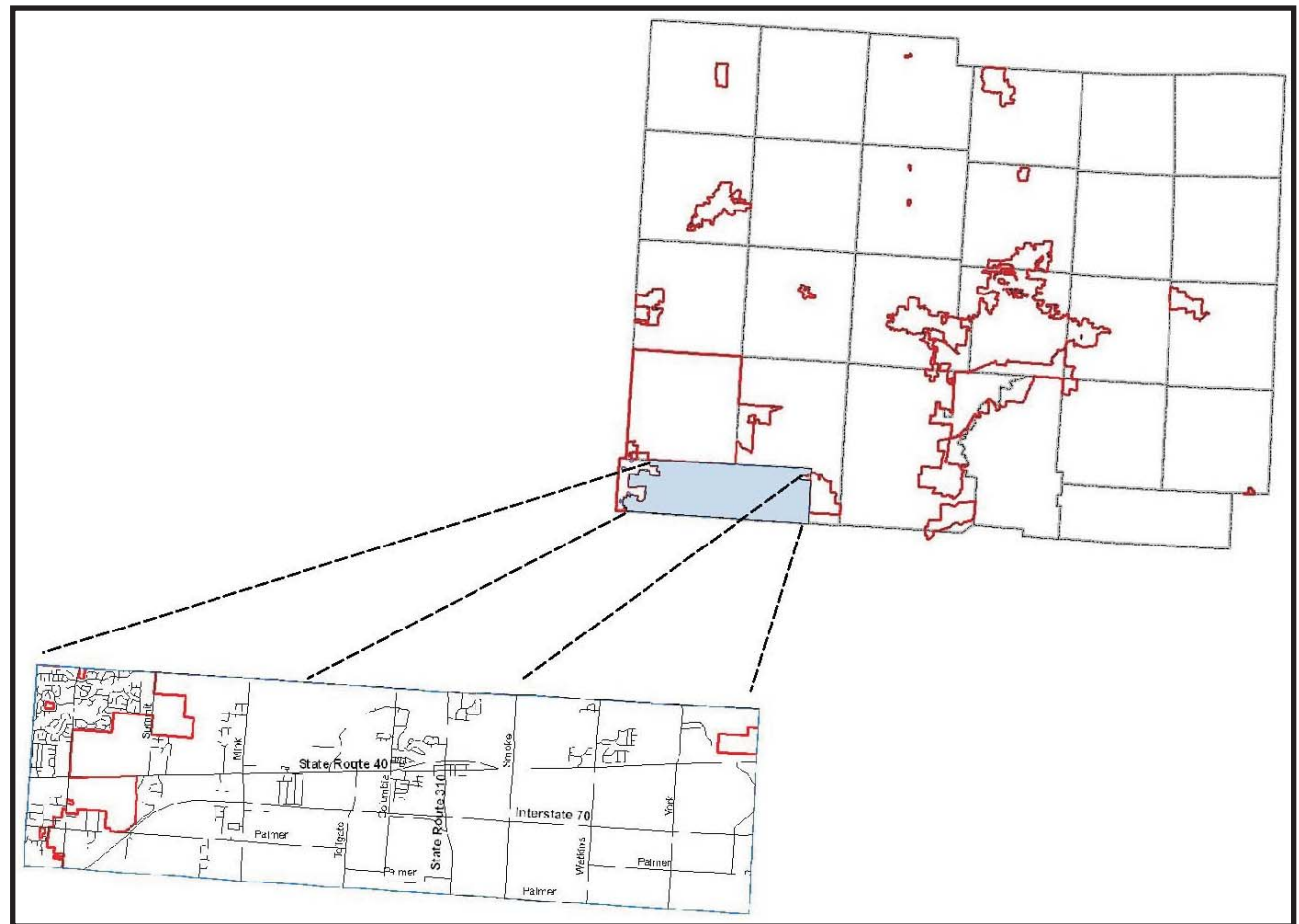
and businesses interested in locating in the community.

## STUDY AREA

This plan is designed with the unincorporated Etna Township in mind. Small sections of the City of Reynoldsburg and the Village of Kirkersville like within the

township, but are separate entities with their own governing structure.

The boundaries of the planning area are more or less Refugee Road to the north, the Kirkersville municipal boundary to the east, the Fairfield County line to the south and the Reynoldsburg corporation line to the west



Map 1: Etna Township Comprehensive Plan study area.





(see Map 1 on page two for boundaries).

**PROCESS**

In early 2008, the township trustees assembled a group of citizen volunteers to develop an update to the Etna Township Comprehensive Plan. The township trustees also contracted with the Licking County Planning Commission to help facilitate this process and give technical assistance when needed. Before this project, comprehensive planning documents were completed in 2003, 1996 and 1989. As the landscape of Etna Township has changed, so have the thoughts and opinions surrounding the future of the township and its development.

In August of 2008, a comprehensive plan kickoff meeting was held at Etna United Methodist Church to inform the

community that this project was taking place, as well as to educate residents on the effects that a comprehensive plan can have on the community. Following that meeting, the planning committee met to discuss the plan of attack for this project and began doing preliminary background research. One of the first tasks that the committee accomplished was to develop a community survey to send to area residents. The surveys were sent in late 2008 and were returned for review in February of 2009.

In early 2009, the planning committee reviewed the community surveys for insight about how the rest of the community would like to see Etna Township develop over the next 20 years. In April of 2009, the results of the survey were revealed to the community in a public meeting at the newly opened Etna Township Hall. During that meeting,

citizens participated in a question-and-answer session and split into small groups to further discuss their expectations for the comprehensive plan.

Following the information gathering exercises, the planning committee analyzed the data to pick out major themes that existed within the data received. Thereafter, the committee was able to develop a vision statement for the future of the community. Based upon that vision, the committee used the second half of 2009 to formulate a draft future land use map, as well as goals, objectives and plan implementation guidelines for community leaders to use.

In early 2010, the focus of the plan shifted to the State Route 310 corridor section of the community. A group of community members wanted to revisit a SR 310 corridor plan that was developed by the

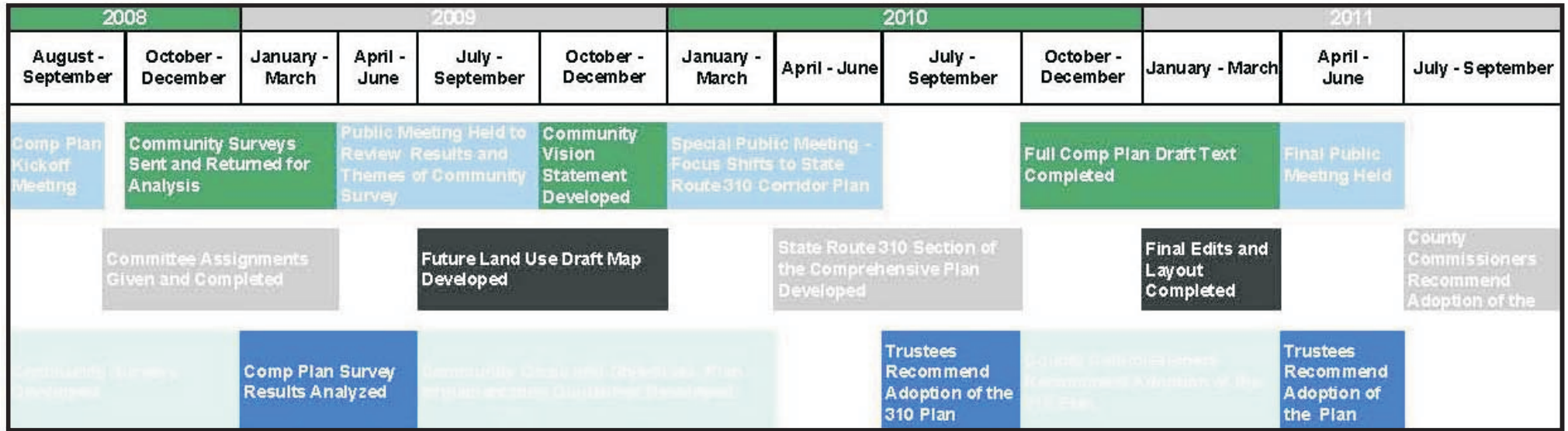


Figure 2: Project timeline.



**Figure 3: Township residents discuss the future land use map at a public meeting.**

Columbus-based MSI planning and design firm. Their support for that plan prompted several community meetings about the SR 310 corridor. At the request of the trustees, the planning committee reviewed this document and compared it with the work that had been done so far regarding that section of the township. Based upon that review and numerous planning committee meetings, a SR 310 Corridor Focus Area Plan was developed and approved by the township trustees. It was later adopted by the Licking County Board of Commissioners in late summer 2010.

In February and March of 2011, final corrections and edits were made to the draft of the full comprehensive plan



document. In April of 2011, the comprehensive plan draft was submitted to the township trustees for their review. In July 2011, the township trustees approved the draft plan and recommended its approval to the Licking County Board of Commissioners. In the summer of 2011, the final comprehensive plan document was reviewed and adopted by the Licking County Board of Commissioners.

## PEOPLE

### Committee Members

This plan is the result of the hard work of the Etna Township Comprehensive Planning Committee made up of township residents, township officials and staff members, as well as the Licking County Planning Commission. The following people played important roles in the development of this document.

### Members Appointed by Township Trustees

Sally Mellon  
 Mark Schaff  
 Sharon Place  
 Bill Wright  
 Jeff Abbott  
 Rick Masa  
 Roger Digel-Barrett  
 Claudette VanDyne  
 Roger Pickering  
 David Goll  
 Bill Young  
 Jeff Johnson  
 John Needham

### Township Trustees

John Carlisle  
 Randy Foor  
 Jeff Johnson

### Etna Township Staff

Chris Harkness, Etna Township Zoning Administrator  
 Laura Brown, Etna Township Clerk

### Licking County Planning Commission Staff

Jerry Brems, Director  
 Brad Mercer, Planning Manager  
 Ryan Edwards, Planner  
 Jim Lenner, Planner  
 Corinne Johnson, Administrative Assistant

\*A special thanks is also given to former Township Trustees Dick Knapp and Paul George for taking the initiative to start this process.

#### Citizen Involvement

The basis for the decisions made within this document is a combination of citizen input collected from a series of public meetings and also a community survey.

#### Public Meetings

August 18, 2008 – Project Kickoff Meeting  
 May 4, 2009 – Survey Results and Group Breakout Discussions  
 May 25, 2010 – Public Meeting – State Route 310 Public Input Session  
 April 12, 2011 – Public Meeting – Final Draft Document

#### Community Survey Statistics

January 2009 – A total of 3,500 surveys were sent to all households in the township that have a registered voter living in the home.

823 surveys were returned to be analyzed  
 220 surveys were returned as undeliverable.