

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

May 24,

2016

Held

20

The hearing was called to order by Chairman Cox at 6:05 p.m. on May 24, 2016 at the Etna Township Administration Building. The roll call showed members Kathy Johnston, Trent Stepp, Rick Cox, Claudette VanDyne, and Mark Schaff present, along with Clerk Laura Brown.

The application was for Conditional Use Permit CU-16-01 to allow for NAICS Code #624410 Child Day Care Services submitted by David DiYanni for the Vineyard Community Church at 15187 Palmer Road. The nature of the Conditional Use is to allow a preschool in the church.

Chairman Cox explained the process of the hearing. Kristen Fitterer representing the Applicant; Rob Platte, Township Administrator, and Mark Erwin of 15218 Palmer Road were sworn in.

Township Administrator Rob Platte provided a written staff report. The applicant would like to take two of the classrooms in the church and use them for a preschool that will operate Monday to Friday from the hours of nine to twelve.

The staff recommends approval of the application with the inclusion of parameters pursuant to Sections 523 items A and L of the Zoning Resolution.

Kristen Fitterer was representing the church and will be operating the preschool. The first year there will be one teacher and an assistant with the maximum of twenty-four children. That is the maximum permitted by the state. It will operate during the school year.

The parents will park and bring the children into the classrooms.

The classroom size was discussed. The twenty-four children will fit in this classroom. She is still obtaining approvals from the Fire Department, Licking County Building Codes, and the State of Ohio. She will also obtain an exemption from the Licking County Health Department.

The goal is to expand in the future and Kristen Fitterer will remain as the Director. The first few years she would like to just remain as an a.m. only preschool. She does not see any future building additions. The hours for afternoon preschool would possibly be a 12:45 to 3:45 if she expands to afternoon hours.

Public Comments

Mark Ervin of 15218 Palmer Road has concerns with the traffic and the growth in this area. The church currently has a lot of activities.

Rob Platte stated that the five classrooms are one hundred foot by thirty-eight foot. The applicant is only proposing to use two classrooms at this time.

There are turn lanes projected in this area and the road construction is tentatively scheduled to be completed in November of 2016 with final items completed in the first part of 2017.

Claudette VanDyne moved to close the public testimony portion of the hearing at 6:31 p.m. The motion was seconded by Kathy Johnston and passed by unanimous affirmative vote.

The board discussed the traffic concerns, hours of operations, and the square footage of the classrooms.

The applicant is proposing the use of five classrooms in the future and only using two classrooms in the beginning. The five classrooms are in the rear of the building and have closing doors to separate the area into five rooms.

Kristen Fitterer does not anticipate doing a latch key program.

The proposed times for normal operations should be before or after rush hour traffic. Mark Ervin requested better signage for the traffic. The new intersection should be an improvement for traffic.

Mark Schaff moved to approve Case CU-16-01, applicant Vineyard Community Church, Applicant name Kristen Fitterer, to allow for NAICS Code #624410 Child Day Care Services as submitted by David DiYanni for the Vineyard Community Church at 15187 Palmer Road, to allow a preschool in the church in an area not to exceed 4,610 square feet with daily operating hours for preschool from 8-5 and not to exceed 9:00 p.m. for special events, pursuant to Section 523 (items) A and L of the Zoning Resolution. The motion was seconded by Trent Stepp and passed by unanimous affirmative vote.

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Section 523 General Topics for Conditional Uses

- A. The location, height, and size of all structures and activity areas.
- L. The permission/prohibition of the hours of operation.

Kathy Johnson moved to adjourn at 6:55 p.m. The motion was seconded by Trent Stepp and passed by unanimous affirmative vote.



Laura Brown, Clerk



Rick Cox, Chairman



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Members: Rick Cox-Trent Stepp-Kathy Johnston-Mark Schaff-Claudette VanDyne
Alternate Member: Cheri Rogers

FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on May 24, 2016 at 6:05 p.m. at the Etna Township Administration Building for Conditional Use Permit CU-16-01 to allow for NAICS Code #624410 Child Day Care Services submitted by David DiYanni for the Vineyard Community Church at 15187 Palmer Road.


The nature of the Conditional Use was to allow a preschool in the church.

The Board moved to approve Case CU-16-01, applicant Vineyard Community Church, Applicant name Kristen Fitterer, to allow for NAICS Code #624410 Child Day Care Services as submitted by David DiYanni for the Vineyard Community Church at 15187 Palmer Road, to allow a preschool in the church in an area not to exceed 4,610 square feet with daily operating hours for preschool from 8-5 and not to exceed 9:00 p.m. for special events, pursuant to Section 523 (items) A and L of the Zoning Resolution. The motion passed by unanimous affirmative vote.

Section 523 General Topics for Conditional Uses

- A. The location, height, and size of all structures and activity areas.
- L. The permission/prohibition of the hours of operation.

Rick Cox



Trent Stepp



Kathy Johnston



Mark Schaff

Claudette VanDyne