

## RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 1014B

November 15,

2016

Held \_\_\_\_\_ 20 \_\_\_\_\_

The hearing was called to order by Chairman Cox at 6:01 p.m. on November 15, 2016 at the Etna Township Administration Building. The roll call showed members Kathy Johnston, Trent Stepp, Rick Cox, Cheri Rogers, and Mark Schaff present, along with Clerk Laura Brown.

The application is for Conditional Use Permit CU-16-02 for Religious Organizations for 8906 Mink Street, Parcel # 010-019014-00.000 submitted by Len Martin for the United Church of God.

Chairman Cox explained the process of the hearing. Len Martin, Applicant; John Seifert of Seifert Construction; Tom Branham, property owner; Rob Platte, Township Administrator; and Albert and Aranya McCoy of 8854 Mink Street were sworn in.

Rob Platte presented a written Staff Report. The applicant proposed the property will be used by the Columbus congregation of the United Church of God, an International Association, for the construction of a meeting hall. They currently meet once a week and intend to occasionally meet through the week for special meetings, weddings, and funerals. There may be occasional other activities that occur outside but for the most part all events will be held indoors. The occupancy load will be approximately 120 individuals and occasionally meetings could involve up to 250 individuals. Parking will be out in front of the building as indicated by the submitted plan. The impact of traffic would be one of the few considerations that would impact nearby residents and that would involve approximately one hour after the conclusion of church services.

Article 16 does not require a buffer because a church use is considered a residential zoning/use. The Board of Zoning Appeals could require buffering to the adjacent residential uses as per Section 523 if so desired.

Although not necessarily for consideration at this hearing, rather through the development process, the current Article 11 requirements are 3 parking spaces per seat (occupancy), therefore, 84 spaces are required. Site retention/detention needs will need to be determined, therefore pond aeration may be required.

The staff recommends approval of the application, with the inclusion of any parameters pursuant to Sections 523 of the Zoning Resolution.

The ADA will have requirements regarding handicap access.

Len Martin, Applicant, agrees with everything presented by Rob Platte. The church wants to be a good neighbor and will comply with any requirements.

John Seifert of Seifert Construction spoke regarding outside events such as garage sales and does not see any P.A. systems being used for those events. The church currently meets from 2:30 p.m. to 4:00 p.m. on Saturday.

For security reasons the building and site will have lighting. There will not be anyone living in the building.

They would like to have a sign out by Mink Street. The building will be for church use only and not rented out. The church does have a teen lock-in where they stay overnight once a year. At some point they might want a playground but it is not in the plans at this time.

**Public Comments –**

Albert McCoy of 8854 Mink Street has the property north of this property. He does not want a church beside him. He purchased a property in the country and does not feel this will be peaceful. He would like a residence on this property.

Len Martin explained that their members are all over and only meet on Saturday evening and possibly a bible study on Wednesday evening with about twenty-five members.

Tom Branham, Property Owner, stated the deed restrictions on the property permits churches. The neighbor has a barn and sells items during the summer. He feels a church would be good for this property.

Aranya McCoy of 8854 Mink Street explained that she stores items her barn. She does have a real estate business.

RECORD OF PROCEEDINGS

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Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 15,

2016

Held

20

Cheri Rogers moved to close the public testimony portion of the hearing at 6:37 p.m. The motion was seconded by Kathy Johnston and passed by unanimous affirmative vote.

The board discussed different conditions to be placed on the property for the church use; such as lighting, buffering, hours of operation and trash pickup.

Trent Stepp moved to approve Conditional Use Permit CU-16-02 to allow for NAICS Code #813110 Religious Organization submitted by Led Martin for the United Church of God at 8906 Mink Street, Parcel # 010-019014-00.000 with the following conditions: No outdoor speakers or amplification systems permitted, removal of existing sign and future compliance with Article 12 of the Zoning Resolution, all lighting to be designed to minimize impacts on adjacent properties by utilizing shielded down casting fixtures, compliance with the 10 foot buffer yard requirements of Table 16B of the Zoning Resolution, pickup of dumpsters or trash receptacles requiring on-premise removal not permitted outside of normal business hours, any accessory structures or uses shall comply with the conditions as listed but playgrounds or similar shall require review as an accessory use prior to construction or shall be completely fenced and inaccessible to off premise users. The motion was seconded by Cheri Rogers and passed by unanimous affirmative vote.

Cheri Rogers moved to adjourn at 7:12 p.m. The motion was seconded by Trent Stepp and passed by unanimous affirmative vote.

*Laura Brown*

Laura Brown, Clerk

*Rick Cox*

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 November 15, 2016 at 6:01 p.m. at the Etna Township Administration Building for Conditional Use Permit CU-16-02 to allow for NAICS Code #813110 Religious Organizations submitted by Len Martin for the United Church of God at 8906 Mink Street, Parcel # 010-019014-00.000.

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

The Board moved to approve Conditional Use Permit CU-16-02 to allow for NAICS Code #813110 Religious Organization submitted by Led Martin for the United Church of God at 8906 Mink Street, Parcel # 010-019014-00.000 with the following conditions: No outdoor speakers or amplification systems permitted, removal of existing sign and future compliance with Article 12 of the Zoning Resolution, all lighting to be designed to minimize impacts on adjacent properties by utilizing shielded down casting fixtures, compliance with the 10 foot buffer yard requirements of Table 16B of the Zoning Resolution, pickup of dumpsters or trash receptacles requiring on-premise removal not permitted outside of normal business hours, any accessory structures or uses shall comply with the conditions as listed but playgrounds or similar shall require review as an accessory use prior to construction or shall be completely fenced and inaccessible to off premise users. The motion passed by unanimous affirmative vote.

Handwritten signature of Rick Cox in blue ink.

Rick Cox

Handwritten signature of Trent Stepp in blue ink.

Trent Stepp

Handwritten signature of Kathy Johnston in blue ink.

Kathy Johnston

Handwritten signature of Mark Schaff in blue ink.

Mark Schaff

Handwritten signature of Cheri Rogers in blue ink.

Cheri Rogers