

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

May 16,

2017

Held _____

_____20_____

The hearing was called to order by Vice Chairman Reis at 6:05 p.m. on May 16, 2017 at the Etna Township Administration Building. The roll call showed members Kathy Johnston, Cheri Rogers, Greg Reis, and Mark Schaff present, along with Clerk Laura Brown. Rick Cox was excused.

The application was for an Area Variance, VA-17-03, submitted by Jonah Staten for 1028 Columbus Street. The nature of the variance was from Article-11 Off Street Parking, Sections 1110 Minimum Distance and Setbacks and 1117 Parking Space Requirements under Institutional.

Vice Chairman Reis explained the process of the hearing. The applicant, Jonah Staten, Jr.; Jonah Staten Sr., Randy Snider, John Jones, Boro Cvetanovski, and Zoning Inspector John Singleton were sworn in.

John Singleton reviewed the written Staff Report that was provided. Mr. Staten would like to convert the old school house into a dental office. The dental office with the residential use will require eighteen parking spaces. The dental office will have six chairs. John Singleton recommends approving the variances.

The applicant, Jonah Staten, explained his desire to remodel the old school house and preserve history. He would like to have a dental office on the lower level and a live on the upper level.

Currently the property is a non-conforming existing use so by converting the lower level into a dental office it would bring the property more into conformance.

Public Comments

Randy Snider of 7347 National Road discussed the property lines and thought the lot was only 74 foot wide. The property owner to the west had a survey showing the property line was an existing fence which would give this property a width of 78 feet.

Cheri Rogers moved to close the public testimony at 6:34 p.m. The motion was seconded by Kathy Johnston and passed by unanimous affirmative vote.

Cheri Rogers moved to approve the area variance request for Case VA-17-02, for the application submitted by Jonah Staten for the property located at 1028 Columbus Street to reduce the parking space requirement in Section 1117 from 18 to 15, to reduce the minimum distance and setback requirement in Section 1110 from 15' to zero, to also permit parking in the front yard, per Section 903 Single Family Residential District to reduce the side yard setbacks on the east and west side of the property from five foot to one foot because the Standards for 'Practical Difficulty' defined in (Section 512.B) have been met. The motion was seconded by Kathy Johnston and passed by unanimous affirmative vote.

Kathy Johnston moved to adjourn at 6:38 p.m. The motion was seconded by Cheri Rogers and passed by unanimous affirmative vote.


Laura Brown, Clerk


Greg Reis, Vice Chairman



81 Liberty Street
P.O. Box 188
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Phone 740/927-7717 Fax 740/927-1699

Members: Rick Cox-Kathy Johnston-Greg Reis-Mark Schaff-Trent Stepp
Alternate Member: Cheri Rogers

FINAL ORDER


The Etna Township Board of Zoning Appeals held adjudicatory hearing on May 16, 2017 at the Etna Township Administration Building for an Area Variance, VA-17-03, submitted by Jonah Staten for 1028 Columbus Street.

The nature of the variance was from Article-11 Off Street Parking, Sections 1110 Minimum Distance and Setbacks and 1117 Parking Space Requirements under Institutional.

The Board moved to approve the area variance request for Case VA-17-02, for the application submitted by Jonah Staten for the property located at 1028 Columbus Street to reduce the parking space requirement in Section 1117 from 18 to 15, to reduce the minimum distance and setback requirement in Section 1110 from 15' to zero, to also permit parking in the front yard, per Section 903 Single Family Residential District to reduce the side yard setbacks on the east and west side of the property from five foot to one foot because the Standards for 'Practical Difficulty' defined in (Section 512.B) have been met. The motion passed by unanimous affirmative vote.

Rick Cox


Kathy Johnston


Greg Reis


Mark Schaff

Cheri Rogers

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Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held May 16, 2017
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The meeting was called to order by Chairman Cox at 7:37 p.m. on May 16, 2017 at the Etna Township Administration Building. The roll call showed members Kathy Johnston, Rick Cox, Greg Reis, and Mark Schaff present, along with Clerk Laura Brown. Trent Stepp was excused.

Chairman Cox re-opened the adjudicatory hearing which was recessed on January 31, 2017.

Chairman Cox swore in Joe Wagner, John Jones, and John Singleton.

Joe Wagner, the applicant, provided an updated application from his attorney Jack Moser. The applicant requested the hearing be rescheduled for June because the applications were filed today.

Mark Schaff recommended granting the request because the information was just received today. The delay would give the Board of Zoning Appeals time to give consideration to all the issues.

Kathy Johnston disagrees and feels the Board has given adequate notice and an eleventh hour an appeal is in appropriate.

Greg Reis feels the information from the attorney has discrepancies and would like an exact measurement of the square footage of the existing signs. The extension would give John Singleton time to measure the existing signage.

Mark Schaff would like to receive a recommendation from the staff. The Board discussed receiving a staff report for the Zoning Department and whether the Zoning Inspector can give a recommendation for approval or denial.

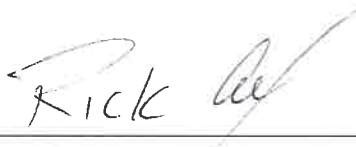
Chairman Cox feels it is an improvement on the signage and would like to have the Zoning Inspector verify the square footage of the existing signage. The Board would like the applicant to provide the exact square footage being requested on the variance. The Board would like any additional information provided ten days prior to the June 20th hearing.

Mark Schaff moved to table the hearing until Tuesday, June 20th at 6:00 p.m. with the stipulations that this will be the last extension granted and there will be a ruling that day and any additional information (square footage of the signs) should be turned in by June 9th, barring some catastrophic event. The motion was seconded by Greg Reiss and passed by unanimous affirmative vote.

Greg Reis moved to close the Adjudicatory Hearing at 7:51 p.m. The motion was seconded by Kathy Johnston and passed by unanimous affirmative vote.



Laura Brown, Clerk



Rick Cox, Chairman

RECORD OF PROCEEDINGS

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Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

May 16,

2017

Held

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The meeting was called to order by Chairman Cox at 7:52 p.m. on May 16, 2017 at the Etna Township Administration Building. The roll call showed members Kathy Johnston, Rick Cox, Greg Reis, and Mark Schaff present, along with Clerk Laura Brown. Trent Stepp was excused.

The meeting was to approve the minutes from the April 25, 2017 for the Area Variance, VA-17-02, submitted by Jason Pastoria for 6511 Refugee Road.

Mark Schaff moved to waive the public reading and to approve the minutes as corrected and sign the final order from the April 25, 2017 adjudicatory hearing. The motion was seconded by Kathy Johnston and passed by unanimous affirmative vote.

Public Comments applicable to the Sunburst Pools Variance

John Jones of 9446 Mink Street discussed the continuances and feels this matter needs addressed. John Jones stated he has always done what the township has requested and has obtained his permits.

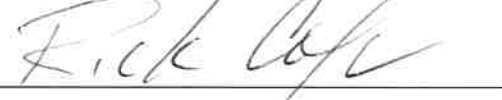
The township received a written statement from the church regarding this variance.

Joe Wagner of 12981 National Road feels they are trying to improve their property. Joe Wagner discussed other being a small business owner. He feels the signage is necessary to provide distinction between the two pool companies.

Kathy Johnson moved to close the public meeting at 8:05 p.m. The motion was seconded by Greg Reiss and passed by unanimous affirmative vote.



Laura Brown, Clerk



Rick Cox, Chairman