

April 23,

2019

Held

20

ADJUDICATORY HEARING

The hearing was called to order by Chairman Reis at 6:14 p.m. on April 23, 2019 at the Etna Township Administration Building. The meeting was audio taped for the township records. The roll call showed members Mark Schaff, Sarah Benoit, Greg Reis, and Trent Stepp present, along with Clerk Laura Brown. Eric Nickolas was excused.

The nature of the hearing is to consider Area Variance VA-19-03 submitted by Garmann/Miller Architects-Engineers for Southwest Licking Board of Education for Parcel 010-017568.00.00, located at the corner of Smoke and US40 from Article 9, Section 912.c.1 Height Limit in the Agricultural District (AG).

Chairman Reis explained the process of the hearing. The Zoning Inspector John Singleton and applicant Shira Elder with Garmann/Miller Architects were sworn in.

John Singleton reviewed the staff report. The Zoning Resolution in Article 9, Section 912 C requires that no building shall be erected or enlarged to exceed two and one-half (2 1/2) stories or thirty-five (35) feet. The Intermediate School is planned for 44' 8 1/4 inches. The High School is planned for 52'8" in the Gym and Band areas. The applicant is seeking a variance from the thirty-five feet to fifty-five feet.

Shira Elder with Garmann/Miller Architects stated the drawing provided shows the building from Smoke Road to the High School is 343 feet and the High School to US40 is 82 feet. This property is very large. This is a typical school layout with gymnasiums and the stage for the high school which are the taller sections of the building.

The board discussed how much of the parcel the buildings will actually take up. The parcel will connect to the current buildings on Watkins Road. The total acreage of the parcel is 189 acres and the portion purchased from the Lion's Club is 11 acres. This does not include the existing school on Watkins Road.

The prints provided are considered final and complete drawings and they do not anticipate a change in the height of the buildings. The Intermediate School is expected to be finished in 2020 and the High School in 2021.

The board discussed the practical difficulties for the two schools but could not find practical difficulties for the entire parcel. The board will vote on the variance per buildings.

Trent Stepp moved to close the public testimony portion of the hearing at 6:26 p.m. The motion was seconded by Sarah Benoit and passed by unanimous affirmative vote.

Trent Stepp moved to approve area variance VA-19-03 submitted by Garmann/Miller Architects-Engineers for Southwest Licking Board of Education for Parcel 010-017568.00.00, the northeast corner of Smoke and US40, to increase the maximum building height from thirty-five feet to forty-six feet for the footprint of the intermediate building and from thirty-five feet to fifty-five feet for the footprint of the high school because the Standards for 'Practical Difficulty' (Section 512.B.) have been met. The motion was seconded by Sarah Benoit and passed by unanimous affirmative vote.

Trent Stepp moved to adjourn at 6:33 p.m. The motion was seconded by Sarah Benoit and passed by unanimous affirmative vote.

  
Laura Brown, Clerk

  
Greg Reis, Chairman

Final order approved 6/18/19



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Members: Sarah Benoit-Eric Nickolas-Greg Reis-Mark Schaff-Trent Stepp

## FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on April 23, 2019 at the Etna Township Administration Building for an Area Variance VA-19-03 submitted by Garmann/Miller Architects-Engineers for Southwest Licking Board of Education for Parcel 010-017568.00.00, located at the corner of Smoke and US40 from Article 9, Section 912.c.1 Height Limit in the Agricultural District (AG).

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Sarah Benoit

Absent

Eric Nickolas

  
Greg Reis

  
Mark Schaff

  
Trent Stepp

The Final Order was approved and signed:

June 18, 2019

The Final Order was mailed/emailed to applicant on:

June 27, 2019