

RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

July 20,

2005

Held _____

(YEAR)

Urban Residential District

The Etna Township Zoning Commission met in the Etna Township Hall on July 20, 2005 for the purpose of conducting a regular meeting. The meeting was audio taped for the township records.

The meeting was called to order at 7:00 p.m. by Chairman Bravard with the following members present: Mr. Kerner, Mrs. Taylor, Mr. Colburn, Mr. Van Dyne, and Chairman Bravard.

Mike Kerner moved that we adopt the agenda with flexibility. Colburn seconded. Chairman Bravard added under C the August 3rd meeting and Jim VanDyne added under D VanDyne questions. Roll call: Motion passed 5-0.

Old Business

A. Urban Residential District. Chairman Bravard discussed having Phil Laurien from Delaware County to draft an Urban Residential District. Mike Kerner does like the Conservation area. Jim VanDyne would like to have Mr. Laurien help the Zoning Commission to draft the Urban Development plan. Mike Kerner feels we should have one done then have him look it over. Mike Kerner has been reviewing the comprehensive plan that Mr. Laurien left and most of it is pretty good.

Jim VanDyne moved to request the Trustees to request Mr. Laurien of Delaware County Regional Planning Commission to assist the Zoning Commission in drafting an Urban Residential District and to pay him. Taylor seconded. Roll Call: Mr. Kerner, no; Mrs. Taylor, yes; Mr. Colburn, yes; Mr. Van Dyne, yes; and Chairman Bravard, yes. Motion passed 4-1.

Chairman Bravard will draft the letter.

B. Motion to set the public hearing for the text amendment to Section 1103 - Paving for August 17, 2005, the Licking County Planning Commission has reviewed. Mike Kerner moved to set the public hearing date for August 17, 2005. Colburn seconded. The Zoning Commission reviewed the information. Roll Call: Motion passed 5-0.

C. Tina Taylor made a motion to move the August 3, 2005 public hearing to the Etna United Methodist Church. VanDyne seconded. Roll Call: passed 5-0.

D. Jim VanDyne's questions to the Zoning Commission regarding 8941 Hazelton-Etna Road. The Zoning Commission discussed Section 606 regarding notifying O.D.O.T. Jim VanDyne moved to have the Zoning Commission ask the Trustees to write O.D.O.T. concerning the rezoning of the Langel Property to General Business rezoning application 05060703 Section 606 of the Zoning Resolution. Bravard seconded. Roll Call: Passed 5-0.

The Zoning Commission discussed the Zoning Map and the fact that the map is not certified. Jim VanDyne moved to send the Trustees a letter stating the official zoning map needs signature of the Township Clerk, Official Township Seal, and registered with the County Recorder yearly in January. Kerner seconded. Roll Call: Passed 5-0.

The Zoning Commission discussed whether they had a right to know what development is going in. Our zoning resolution stated you are not allowed a strip mall. Mike Kerner stated we can not really ask because after it is rezoned any of the 17 permitted uses is ok along with the uses of local business.

The Zoning Commission discussed Section 915: Under permitted uses H accessory uses and structures.

The Zoning Commission discussed the sheriff department and the response time in the township and who pays for the extra patrols. Tina Taylor is going to check on information from Reynoldsburg and the Licking County Sheriff's Department.

Vince Colburn stated there is a potential that if the decision is made on the uses rather than the proper use there could be a problem, the focus is on Walmart but there are 16 different uses that it could be. The Zoning Commission needs to be focused on the uses. We have no knowledge of what it is going to be.

Public Comments and Concerns

Sarah Foor of 8561 Smoke Road inquired about the process of the next hearing and the Trustees public hearing.

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0295

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~~H.H. Claudette VanDyne stated that Phil Laurien stated what you want the township to look like. So he wants the Zoning Commission to be involved. The Trustees discussed the zoning map at the meeting last night. She also stated that Licking County does have two different Land Use Maps.~~ (FEAR)

Neil Ingle had a resident tell him that in her concern after the meeting she contacted some people. Among others the Licking County Planning Commission, and she was told by Jerry Brems that Walmart had already submitted a traffic plan for that 310 intersection to ODOT and it had already been approved. He feels that it is interesting that we do not have any information at all and he would make a statement like that to a citizen that calls for information.

Dallas Maynard is this zoning request having to do at all with limited text criteria for General Business, restricted in anyway. He stated he has not received anything in his office regarding an application or permit approval for a Walmart, Target, drug store or anything else. He needs to know as a member of the public whether or not this is being considered on the basis of limited or restrictive GB zoning district or simply on the basis of if it is approved it would just merely include all of the permitted uses that are already in place in the zoning resolution, anything that is listed in there as a permitted use or possible conditional use. If you are going to pass a resolution or recommend a resolution based simply on whether or not it is a Walmart I tend to believe that you may be departing from the original intended purpose of the zoning procedure and enter into possibly restricted or limited text zoning. If that be the case he would want to know by what standards you use to apply that sort of rationale and one might want to think about whether I could do that whether that would be somewhat, well if you do it for one maybe I should have done it for all, discriminatory is a good word to use, something to think about. Jim VanDyne stated that how all the general business came to be, all the way down Route 40 in one night and that was wrong. Regardless of whether it is going to be a Walmart, there should not be anything that comes through this office that we do not take the respect for somebody for the health and safety of the people of this township and that is all we are asking. We are not discriminating against anybody. Can we ask the question are they benefiting the community and what is the health and safety? The Zoning Commission discussed the past boards and the new business coming to the township.

Neil Ingle asked that this board apply the same exact action to this General Business and any other General Business that you decide on that is building in a 700 home residential area, yes Dallas I hope they make exactly the same, to compare that to some General Business that is over on Interstate 70 is ludicrous to begin with. I would hope you would make that same decision on every General Business that is built within 170 yards of almost seven hundred homes in a residential subdivision. You bet I would hope you would do that. You ought to make the same decision based on General Business on all of them. The same way you would make the decision on a General Business that is facing a four lane divided federally funded highway with traffic lights. Of course we would make them exactly the same. That is insanity. Public safety is involved in this and if 310 were a four lane divided highway all the way from Pataskala to Route 70 I would say you would not have any problem in your decision. But the point is it is not, it is a two lane highway that is already flooded with traffic now that can not handle it. And to say that you can not consider that as a possibility is preposterous, you owe that to the safety of the citizens in this township.

The meeting was adjourned at 8:24 p.m.

Approved September 7, 2005

Laura Brown
Laura Brown, clerk

Approved as corrected/amended _____

Dan Bravard
Dan Bravard, Chairman