

RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

September 3,

2008

Held

20

310 Corridor

The Etna Township Zoning Commission met in the Etna Township Hall on September 3rd, 2008 for the purpose of conducting a regular meeting. The meeting was audio taped for the township records. The meeting was called to order at 7:04 p.m. by Chairman Stepp with the following members present: Dan Bravard, Randy Snider, Pam Munce (arrived during the Zoning Commission announcements), Trent Stepp, Jim VanDyne, and Clerk Laura Brown. Alternates Mike Kerner and Bill Young were in attendance for the record. The pledge of allegiance was recited.

Jim VanDyne moved that we adopt the amended agenda. Randy Snider seconded and the motion passed without objection.

Zoning Commission Announcements and Comments

The Zoning Commission discussed the recommended addition to Article 10 regarding Section 1005 Parking and Storage of Certain Vehicles. The Zoning Commission removed Section 1005 to move it to Article 11 and because we did not advertise for Article 11 the Zoning Commission could not add it to Article 11. Chris Harkness would not be able to enforce Section 1005 until it is added to Article 11. The Zoning Commission agreed to allow Section 1005 to remain in Article 10 with the text written the same way it is currently in the Zoning Resolution. This will be added to the end of Article 10. When the Zoning Commission adds it to Article 11 it will be revised and the section in Article 10 will be removed. This section only applies to residential districts and is currently in the Zoning Resolution. A letter will be sent to the Trustees regarding this issue.

Mike Kerner discussed the new legislation passed regarding township zoning in HB562. Senator Hottinger changed the vote for the Trustees to overturn a decision from three Trustees to two. All zoning changes go thru the County Recorder.

310 Corridor

Chris Harkness discussed the 310 Corridor meeting with MORPC, LCATS, and LCPC regarding options for the township. The group agreed that the township would benefit from having additional design regulations for all commercial businesses within any business zoning district. Additional regulations for screening, greening, and landscaping all larger parking lots in the township, and a 310 corridor overlay zoning district should be created between Smoke Road, Refugee Road, Columbia/Lynns Road and the Southern township border. This zoning district should have more stringent regulations on building design, site design, and pedestrian/bicycle friendliness. The Zoning Commission recommended that Chris Harkness work with the City of Pataskala on a 310 Corridor Plan. The mechanical equipment (air conditioners) on the outside without landscaping is not appealing.

Trent Stepp stated zoning text is fine but this is not a plan for the corridor. Trent would still like a plan for where Etna Township wants a General Business 3 District. Mike Kerner discussed the survey the Zoning Commission worked on to obtain input from the community. Mike Kerner stated that the township needs to rezone the area to what the township wants or they need to forget this plan. The businesses that already exist will be built to a different standard.

Chris Harkness will meet with LCPC and will draft language for the Zoning Commission to review. Chris stated the Zoning Commission can not regulate building materials. The Zoning Commission can regulate architectural elements. Chris explained the 310 overlay is a district with additional regulations that the property owner has to meet. These regulations only apply to the properties within the 310 overlay district. Chris Harkness will contact The City of Pataskala regarding their regulations on State Route 310. The Zoning Commission would like to work with The City of Pataskala for regulations along State Route 310.

Planned Unit Development Text – Trent Stepp is working on finalizing the text that Laura Brown updated. This will be forwarded to Licking County Planning Commission for the October meeting. The Zoning Commission will forward to the Licking County Planning Commission as soon as possible for their review. This will be emailed to the Zoning Commission for their review.

Article – 9 will be discussed at the next meeting.

Public Comments

Mark Schaff, 7461 National Road, requested the General Business 3 districts be located by the Interstates. He does not feel they should be near neighborhoods. He does not support the recommendation for the outer belt on the East side; the outer belt at Route 158 supports this type of need. Mark Schaff stated he attended as an observer to the 310 Corridor Plan meetings. During these meetings the outer belt on the East side and the GB-3 on State Route 40 were not discussed during the meetings but stuck in the plan at the end by the staff. Mark

Dick Knapp, Trustee, discussed the public hearing regarding Article 10 that the Board of Trustees recessed at their meeting. Trent Stepp reviewed what was discussed and decided earlier on the meeting. Laura Brown will verify the vote for Article 10 being 5-0.

Trent Stepp discussed the fact that the planning for General Business 3 Districts has not been done and if a developer wanted to rezone a GB3 the Zoning Commission would have to decide as a board where it would go. He would like guidance with a plan for General Business 3 Districts.

Dan Bravard moved to adjourn at 9:15 p.m. Jim VanDyne seconded and the motion passed without objection.

Approved Supt 17, 2008
Trent Stepp
Trent Stepp, Chairman

Approved as corrected/amended _____
Laura Brown
Laura Brown, Clerk