

RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

March 4th,

2009

Held

20

The Etna Township Zoning Commission met in the Etna Township Hall on March 4th, 2009 for the purpose of conducting a regular meeting and public hearing. The meeting was audio taped and the public hearing was audio and video taped for the township records. The meeting was called to order at 7:00 p.m. by Chairman Stepp with the following members present: Dan Bravard, Randy Snider, Mike Kerner, Trent Stepp, Bill Young, and Clerk Laura Brown. The Pledge of Allegiance was recited.

Dan Bravard moved that we adopt the agenda. Bill Young seconded the motion passed without objection.

Zoning Commission Announcements & Comments

Bill Young will be out of town on March 18th and alternate Jim VanDyne will be contacted to attend.

Mike Kerner moved to waive the public reading and to approve the minutes from February 18th, 2009. Randy Snider seconded and the motion passed without objection.

Mike Kerner moved to begin the public hearing for 100 acres of a 155.286 acre parcel #010-018264-00.000 property address 10287 Hazelton-Etna Road submitted by Warner Farms LLC, Nelson Kohman be rezoned from Accommodation Business District (AB), General Business -1 (GB-1), Professional-Research-Office District (PRO), and Light Manufacturing District (M-1) to 100 acres of Light Manufacturing District (M-1) the remaining 55.286 acres will remain as it is currently zoned. Bill Young seconded and the motion passed 5-0.

Chairman Stepp reviewed the Zoning Checklist, Licking County Planning Commission and staff recommendations.

Public Comments for the public hearing

Trent Stepp read a letter submitted from the applicant Nelson Kohman as managing partner of Warner Farms requesting the Zoning Commission recess the public hearing for a period of 30 days. The request is based upon his need to further explore potential users for the zoning.

The Zoning Commission discussed his request and moved forward with public comment at this time.

Julie Hite 10440 Lynns Road is concerned with the property to the West that was going to be developed along with flooding, noise, and truck traffic.

Gary Godwin 65 Trail East is in favor of the rezoning. He read that the manufacturing on Smoke Road is being pursued by the school for purchase. He stated the township is competing with neighboring states for industry. He stated the property is less than one mile from Interstate 70. This zoning would create jobs and tax revenue. He is in favor of the rezoning.

John Kennard 10785 Palmer Road is against the rezoning and supports Licking County's recommendation. He does not feel the township needs more manufacturing with the current manufacturing that is located on State Route 40. He discussed empty warehouses and how they become an eye sore in the community.

Neil Ingle 71 Trail East stated that unemployment is up and stated the township should not limit creating job opportunities and the employment issues.

Sally Mellon 10432 Palmer Road has residential zoning on her twenty-three acre property. She stated you should not have residential up against manufacturing. Bill Wright stated there is no other exit onto Columbus Parkway the only access is Lynns Road and State Route 310 at this time. She stated General Business employs people along with Professional Business. They already have Manufacturing zoning on this property and she does not feel 100 acres of manufacturing is needed.

Bill Wright 9889 Hollow Road stated there could be another access to the property. Chris Harkness stated the applicant is pursuing an access onto Columbus Parkway.

William Mellon 10432 Palmer Road asked how much manufacturing zoning exist in Etna Township currently in the township. Chris Harkness stated approximately 16 hundred acres. He is against the rezoning.

Gil Guttentag 70 Runkle Drive discussed the Future Land Use Plan and the need for an updated plan. He has concerns with waiting until the end of the year for the new Comprehensive Plan.

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Paul George 6877 Palmer Road discussed the property owner will want a tax abatement. ~~The township can turn down the tax abatement. He is proud of the Industrial Park.~~ ^{Held} ~~20~~ The township

Bill Wright 9889 Hollow Road stated he was surprised regarding the request to recess and is attending to listen.

Dan Bravard is concerned about the wet lands. He would like to be able to hear from the applicant for the rezoning.

Bill Wright stated there have been studies on the property regarding the NW corner of the properties regarding wet lands.

Julie Hite stated currently the ditch overflows and water goes over the roads causing flooding. The west side of Lynns Road does not currently have public water.

Gary Godwin suggested asking the Director of Southwest Licking Water and Sewer District the availability of public water. Would this development help with the debt reduction for the district?

Bill Wright stated it does have access to water and sewer and the property will have detention ponds to help the water flooding issues.

Don Rector PO Box 218 is the General Manager for Southwest Licking Water and Sewer District stated there is ample capacity for water and sewer for this property. It would be installed by the land owner and would come off of State Route 310. The district has seen a downturn in taps with both commercial and residential. This can make a large impact on the water and sewer bills.

Dan Bravard moved to recess the public hearing until April 15th. Mike Kerner seconded. Roll call: Dan Bravard, yes; Randy Snider, yes; Mike Kerner, yes; Trent Stepp, no; and Bill Young, yes. Motion passed 4-1.

The meeting was recessed at 7:50 and reconvened at 7:55 p.m.

Annual Organizational of Zoning Commission Officers'

Laura Brown opened the floor for nomination of the chairperson. Dan Bravard nominated Trent Stepp. There were no other nominations. Roll call: Dan Bravard, Stepp; Randy Snider, Stepp; Mike Kerner, Stepp; Trent Stepp, Stepp; and Bill Young, Stepp. Trent Stepp was nominated to be the Zoning Commission Chairman.

Chairman Stepp opened the floor for nomination of the vice chairman. Mike Kerner nominated Dan Bravard. There were no other nominations. Roll call: Dan Bravard, Bravard; Randy Snider, Bravard; Mike Kerner, Bravard; Trent Stepp, Bravard; and Bill Young, Bravard. Dan Bravard was nominated to be the Zoning Commission Vice Chairman.

The technical review board will consist of Jan/Feb/March – Bill & Trent, April/May/June – Dan & Pam July/August/Sept – Bill & Randy, Oct/Nov/Dec – Trent/Dan

The Zoning Commission will continue to use Roberts Rules of Order. Dan Bravard reviewed the addition to Roberts Rules of Order that was adopted the previous year. "When the Zoning Commission conducts public hearings, work sessions, discuss proposed amendments to the Zoning Resolution or Zoning Map, or enters in a committee of the whole, any or all documents will not be read verbatim unless the Zoning Commission determines it necessary to read the document(s) verbatim by majority vote. Copies of the document(s) shall be made available to members of the Zoning Commission prior to the next scheduled meeting and to the public upon request prior to and at the meeting. The documents will be summarized by the chair."

Roberts Rules of Order with the addition recommended above was unanimously adopted.

Bill Young moved to place the public notices in the Pataskala Standard and to use the Newark Advocate when there are time constraints and to adopt the notice procedures as outlined in the Board of Trustees Resolution 09-02-24-01 to provide notification of public meetings to the news media. Mike Kerner seconded and the motion passed unanimously.

Dan Bravard moved to approve Laura Brown setting the public hearing date due to time constraints. Mike Kerner seconded and the motion passed without objection.

Mike Kerner requested the Zoning Commission be notified when a rezoning application is received so they are prepared for the meeting.

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New Business

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Chris Harkness discussed a permitted use inquiry regarding crushing gravel along with storage of gravel. Crushing gravel is not a general business use.

Old Business

Dan Bravard moved to start the process of amending the Zoning Resolution by adding Article 17 - Planned Residential Districts (PRD1 & PRD2) and amending Article 2 Definitions. Randy Snider seconded and the vote in favor was unanimously.

Chris Harkness discussed the intent of the Zoning Commission regarding a mixed use planned unit development.

No public comments.

Trent Stepp adjourned the meeting at 9:22 p.m.

Approved March 18, 2009

Approved as corrected/amended _____

Trent Stepp
Trent Stepp, Chairman

Laura Brown
Laura Brown, Clerk