

Held

20

Humphries Area Rezoning

The Etna Township Zoning Commission met on December 5, 2012 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was audio recorded for the township records. The meeting was called to order at 7:03 p.m. by Chairman Essex. The Pledge of Allegiance was recited. Roll call showed the following members present: Randy Snider, Freddie Latella, Robert Essex, Gil Guttentag, Trent Stepp, and clerk Laura Brown.

Freddie Latella moved to adopt the agenda. The motion was seconded by Randy Snider and passed without objection.

Zoning Commission Announcements and Comments –

The Zoning Commission thanked Trent Stepp for his years of service.

Gil Guttentag moved to waive the public reading and to approve the minutes from the November 7, 2012 meeting. The motion was seconded by Freddie Latella and passed without objection.

Randy Snider moved to open the public hearing for the Map Amendment AM-12-03 submitted by the Board of Trustees for twelve properties located at 133, 134, 149, 150, 165, 166, 181, and 182 Humphries Drive; 13375, 13431, and 13645 National Road; and Main Street parcel # 010-016806-00.00. The application is requesting a rezoning from Light Manufacturing (M1) to General Business (GB). The motion was seconded by Gil Guttentag. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Gil Guttentag, yes; and Trent Stepp, yes; the motion passed 5-0.

Chairman Essex provided an overview of the amendment. Chris Harkness discussed the recommendation from Licking County Planning Commission which were concerning the Comprehensive Plan. The Zoning Commission discussed the Architectural Review Board and standards in the future.

Chris Harkness reviewed the Zoning Staff Analysis. Approximately two years ago the township amended the Permitted and Conditional Use Schedules in the zoning resolution to utilize the NAICS (North American Industrial Classification System) Code System. When that occurred many of the previously permitted uses in the various zoning districts were changed and most uses were designated to one specific district rather than having one use which would be permitted in multiple districts. Therefore, some of the flexibility was taken away as well as the allowance of other districts' permitted uses within more intense districts such as the allowance of the AB (Accommodation Business) District permitted uses within the M-1 (Light Manufacturing) District.

To summarize, there are three main problems this proposed amendment will resolve: The first is that it will bring 15 or more businesses within this area into conformance with the Etna Township Zoning Resolution by making them permitted uses within their zoning district rather than legal non-conforming uses. This will allow the businesses to avoid potential headaches when they want to expand their businesses on the existing parcel. It will also allow flexibility in restarting the existing business use after any discontinuance of two years or more. Secondly, it will zone these parcels appropriately to allow for new businesses to purchase and lease in this area. It will allow businesses similar to what already exists in this area to locate in the existing parcels and buildings and in any future development on these parcels. Third, this rezoning will bring approximately 85 acres into conformance with the Etna Township Comprehensive Plan. By doing so it will also remove the chance that manufacturing or industrial uses will be initiated in this area which is not well suited for such uses.

Zoning Staff recommends approval of the proposed Zoning Map Amendment (AM-12-03) request because the request conforms to the Comprehensive Plan and is compatible with the existing zoning and land use of the surrounding area.

Chris Harkness did not find any business that would not conform to this change. The only concern he came across was regarding property values and Chris Harkness contacted Ohio Equities who stated it would not affect property values.

Chris Harkness reviewed the recommendation from Licking County Planning regarding the potential zoning text standards and identified desired land development of the comprehensive plan conflicts. They were concerned that without addressing these items the development of this section of National Road may lead to a commercial layout that is not consistent with the land use plan. Chris Harkness discussed General Business 2 District which permits larger building sizes. Trent Stepp discussed the Future Land Use Map and this area is classified Local Commercial. Chris Harkness stated the opinion from Licking County Planning Commission was not specific to this map amendment but is something the township might want to address in the future.

RECORD OF PROCEEDINGS

0071

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

December 5,

2012

Held _____ 20 _____

Brian Zealer of 9816 Watkins Road owns the machine shop on National Road. When he purchased his property the zoning at the time required him to rezoning it from General Business to Manufacturing. The property owner wanted to verify that he will be compliant after this rezoning and why he was not compliant in the past. Brian Zealer also has a mini storage located on his property. Chris Harkness stated currently the mini storage is not permitted and the machine shop is a conditional use. If the rezoning is approved the mini storage would be permitted and the machine shop will remain a conditional use. Chris Harkness stated it is very difficult to get a Use Variance. The map amendment would benefit his mini storage business and the same criteria would apply to the machine shop under either zoning. Licking County Auditor's Office does not look at the zoning but looks at the use of the property.

Elizabeth Dawson owns 182 Humphries wanted to know what she can do now and what she can do after the rezoning. The Zoning Commission provided her with a list of what can be done on her property if the map amendment is approved and what is permitted currently. The staff report contained the Manufacturing uses and General Business uses.

Gary Allen 157 Deer Path Court owns HTF Auction Services which is leasing the building where Blue Water Marine was located. They are waiting for the map amendment to open the Auction Services. The building they want to rent is a showroom and not manufacturing.

Dwayne Branden of 2686 Mink Street is partners with Gary Allen and wants to open the Auction business. He would like to keep his business local.

Brian Zealer asked if the rezoning does not pass how would this impact the storage business. Chris Harkness stated the existing business is not affected but any expansion would need a conditional use.

Trent Stepp moved to close the public hearing at 8:17 p.m. The motion was seconded by Gil Guttentag. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Gil Guttentag, yes; and Trent Stepp, yes; the motion passed 5-0.

Gil Guttentag moved to recommend to the Board of Trustees approval of Zoning Map Amendment Application AM-12-03 to rezone the 12 parcels as outlined in the application from M-1 (Light Manufacturing) to GB-1 (General Business-1). This recommendation is based upon the amendment's conformance with the Etna Township Comprehensive Plan and it's compatibility with the existing zoning districts and land uses of the surrounding area. The motion was seconded by Trent Stepp. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Gil Guttentag, yes; and Trent Stepp, yes; the motion passed 5-0.

Article 8

Trent Stepp reviewed the recommended changes to Article 8 and provided them to Robert Essex.

The Zoning Commission will be meeting on January 9, 2013.

Gil Guttentag moved to adjourn at 8:31 p.m. The motion was seconded by Randy Snider. The motion passed without objection.

Approved Jan 9, 2013

Approved as corrected/amended _____

Laura Brown

Laura Brown, Clerk

Robert Essex

Robert Essex, Chairman