

Held _____ 20_____

The Etna Township Zoning Commission met on October 1, 2014 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 6:02 p.m. by Chairman Essex. The Pledge of Allegiance was recited. Roll call showed the following members present: Randy Snider, Freddie Latella, Robert Essex, Mark Painter, Lisa Loudenslager, and clerk Laura Brown.

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

Zoning Commission Announcements and Comments –

The Zoning Commission discussed the grading being done on the ProLogis South property.

Minutes

Mark Painter moved to waive the public reading and to approve the minutes from the September 3, 2014 regular meeting. The motion was seconded by Randy Snider and passed without objection. Lisa Loudenslager abstained.

Public Hearings

Palmer and Smoke Roads

Randy Snider moved to open the public hearing at 6:12 p.m. for map Amendment AM-14-06 submitted by the Zoning Commission for 9724, 9718, 9706, 9610, 9592, 9494, 9554 Palmer Road and 11130, 11088 (2 parcels), 11050, 11012 Smoke Road for a total of 25.12 acres to rezone from Agriculture District (AG) to Low Density Residential District (R-1). The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.

Chairman Essex reviewed the application. The Licking County Planning Commission and staff both recommended approval.

Rob Platte, Township Administrator, reviewed the map amendment. The Zoning Commission discussed the recommendation from Licking County Planning Commission regarding the Comprehensive Plan. The staff recommends approval.

Freddie Latella moved to close the public hearing at 6:20 p.m. The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.

Freddie Latella moved to recommend to the Board of Trustees to approve the map Amendment AM-14-06 submitted by the Zoning Commission for 9724, 9718, 9706, 9610, 9592, 9494, 9554 Palmer Road and 11130, 11088 (2 parcels), 11050, 11012 Smoke Road for a total of 25.12 acres to rezone from Agriculture District (AG) to Low Density Residential District (R-1). This recommendation is based upon the amendment’s conformance with the Etna Township Comprehensive Plan text and it’s compatibility with the existing zoning districts and land uses of the surrounding area. The motion was seconded by Mark Painter. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Mark Painter, yes; and Lisa Loudenslager, yes; the motion passed.

Columbia and Refugee Roads

Robert Essex moved to open the public hearing at 6:25 p.m. for map Amendment AM-14-07 submitted by John Wicks for 9.452 acres, parcel # 010-017070-03-000 and 101-017070-03-001, located on the Southeast Corner of Columbia and Refugee Roads owned by the Providence Presbyterian Church is requesting a rezoning from Single Family Residential District (RS) to Planned Mixed-use Development District (PMUD). The motion was seconded by Mark Painter and passed by unanimous affirmative vote.

The applicant did not receive his notification and was not aware of the meeting.

The Licking County Planning Commission staff and Planning Commission both had non-binding recommendations to conditionally approve the Zoning Map Amendment Application.

Rob Platte, Township Administrator, provided a written staff report. This text will become the zoning for this area and become a part of the Zoning Resolution. The Licking County Planning Commission pointed out the original discussion for the office/daycare showed a maximum of 6000 square feet and the current plans show 10,000 square feet for a possible 18,500 square feet facility. The Licking County Planning Commission had concerns with the building arrangement and the relationship to Article 19. If the applicant wants to keep the increase in building size they will have to go back to the Licking County Planning Commission for a variance.

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The applicant needs to submit a complete Text Amendment before a recommendation can be made to the Zoning Commission. Rob Platte recommends the Zoning Commission recess for the applicant to submit the changes and missing text amendment.

There will be turn lane requirements by Licking County Planning Commission.

Public Comments

Michelle Ward of 10940 Refugee Road has concerns with the traffic and safety. The traffic runs through the stop sign now. She has concerns with the condo's being sold since the condo's across the street are in bankruptcy.

Melissa Stearns of 10870 Refugee Road has concerns with the traffic and safety.

Matt Stearns of 10870 Refugee Road does not want business right across the street. He moved to this house because of the country setting.

Thomas Harbison of 10633 Refugee Road has concerns with additional traffic. He is always picking up golf balls and has concerns of this being so close to the golf course.

Randy and Lisa Simpson of 10740 Refugee Road stated when they moved here they thought it was going to be a church. They wanted to live in the country. They wanted to know how a daycare, medical center matches the comprehensive plan. Robert Essex explains that the Comprehensive Plan is not a legal binding document. The Licking County Planning Commission stated the Comprehensive Plan designates Columbia Road as mainly residential use however, near this site there is a designation of mixed use along the SR310 Corridor. Licking County felt this would be compatible with existing and future development in the area. Randy Simpson stated this area is different than S.R. 310. Lisa Simpson asked about traffic and if there would be a traffic signal installed. The township is not the entity which determines the need for a light because that would be Licking County. Rob Platte explained a Major Technical Review would be held for the development with Licking County Planning Commission if it is approved.

Melissa Stearns of 10870 Refugee Road discussed the power lines which cross the property. The easement is located on the drawings. It is seventy-five feet from the center to each side.

Robert Essex moved to recess at 7:07 p.m. the public hearing for zoning text and map amendment AM-14-07. The motion was seconded by Mark Painter. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Mark Painter, yes; and Lisa Loudenslager, yes; the motion passed.

The Zoning Commission discussed whether to meet on October 15, 2014. The Zoning Commission will start on the parking text amendment in November.

Freddie Latella moved to adjourn at 7:22 p.m. The motion was seconded Lisa Loudenslager and passed without objection.

Approved 10-15-14

Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Robert Essex
Robert Essex, Chairman