

August 15,

2017

Held \_\_\_\_\_

20 \_\_\_\_\_

The Etna Township Zoning Commission met on August 15, 2017 in the Etna Township Administration Building for the purpose of conducting a special meeting. The meeting was audio recorded for the township records. The meeting was called to order at 6:00 p.m. by Chairman Painter. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre, Dave Olson, Mark Painter, Lisa Loudenslager, Josh DiYanni, and clerk Laura Brown.

David Olson moved to adopt the agenda. The motion was seconded by Lisa Loudenslager and passed without objection.

#### Zoning Commission Announcements and Comments – None

#### Minutes

Lisa Loudenslager moved to waive the public reading and to approve the minutes from the July 11, 2017 regular meeting. The motion was seconded by David Olson and passed without objection.

#### New Business

The Zoning Commission discussed NAICS Code 447110 Gasoline Stations with Convenience Stores in Local Business. John Singleton, Zoning Inspector, discussed a developer who approached the township regarding a gasoline station in the township. Convenience Stores are already in Local Business. The Local Business District limits the building size on retail uses to 16,250 gross square feet per parcel.

Mark Schillig and Park Shai were present representing the developer. Englefield Oil Company is interested in building a gasoline station with convenience store similar to the Duke/BP station in the City of Pataskala. Most convenience stores in this area have gasoline stations.

The Zoning Commission reviewed six other properties in the township that are currently zoned Local Business. The access to the property would be determined by O.D.O.T. and Licking County. To rezone this property to General Business it would open that property to all of the uses approved in that District. Modifying the text in Local Business would be better. The gasoline stations with convenience stores are permitted in General Business now.

Park Shai stated this gasoline station will not affect the other two stations at the I70 intersection that are owned by Englefield Oil Company. They do not plan on closing either of them because this would be a separate market.

This property is outside of the Wellfield Protection Area in the township. Park Shai discussed the new regulations that protect the areas where gasoline stations are built now.

John Singleton discussed a temporary fix to NAICS Code 722330 Mobile Food Services in the General Business District by moving the use from Permitted Use to Conditionally Permitted Use. This would allow the Board of Zoning Appeals to place conditions on the use. The Zoning Office will work on text for this use in the future for a permanent fix. Food Trucks are becoming more popular.

The process will be started for a text amendment for both uses.

John Singleton discussed future topics. He has started working on parking, defining asphalt, and shared driveways. He is also working on animal regulations.

David Olson moved to adjourn at 6:41 p.m. The motion was seconded by Josh DiYanni and passed by unanimous affirmative vote.



Laura Brown, Clerk



Mark Painter, Chairman