

Held \_\_\_\_\_

\_\_\_\_\_ 20 \_\_\_\_\_

The Etna Township Zoning Commission met on September 12, 2017 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 6:00 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.

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

**Zoning Commission Announcements and Comments –**  
John Singleton has been sending out violation letters.

**Minutes**

Lisa Loudenslager moved to waive the public reading and to approve the minutes from the August 15, 2017 special meeting. The motion was seconded by Dave Olson and passed without objection.

**Public Hearing – 6:00 p.m.**

Chairman Painter opened the hearing at 6:07 p.m. on the text amendment to the Zoning Resolution to Article 9 – District Regulations regarding NAICS Code 447110 Gasoline Stations with Convenience Stores in Local Business and NAICS Code 722330 Mobile Food Services in General Business District.

The Zoning Commission reviewed the Licking County Planning Commission Staff Report and Commission recommendation. They recommended to deny the proposed text amendment and provided the basis for the recommendation. They recommended approving gasoline stations with convenience stores as a Conditional Use. The Planning Commission questioned whether the township could regulate the mobile food services but provided samples from other townships on how to regulate.

The Zoning Commission discussed this text amendment would allow for the uses on all the properties being zoned Local Business. The convenience store is permitted now. The properties zoned General Business or Accommodation Business are permitted for gas stations. The board discussed where the local business zoning is currently located in the township.

The board discussed the option of rezoning the property on the corner of Watkins and US40 to General Business and that would open up all the uses in General Business.

John Singleton is working on language to regulate the mobile food services prior to next year. It was discussed removing it from General Business District until the language is drafted. It is permitted in the Manufacturing Districts. The fairs or carnivals are a temporary uses and become accessory use to that event.

The Zoning Commission discussed the pros and cons to having a gasoline station with convenience stores being located in the Local Business District. The Zoning Commission discussed the conditions that could be placed on gasoline stations. The Zoning Resolution has regulations on lighting and buffering. The Zoning Commission discussed if the Board of Zoning Appeals could determine if the location would be acceptable. John Singleton explained the regulations on gasoline stations from EPA and BUSTER.

**Public Comments**

Mark Schilling the realtor spoke about the project and the restrictions and EPA regulations for gas stations to protect the properties from pollution. Most of the conditional uses permits he has applied for would be conditions of noise or junk motor vehicles for an auto repair company. This property is permitted to have a convenient store. Most developers need two acres for a gas station. The Zoning Commission discussed the properties that are currently zoned Local Business and whether a gasoline station with convenient store could go in there.

Does it make sense to permit the gas station with the convenience store? The boards at the time were crossing over the uses in the previous Zoning Resolution to the NAICS Codes to clarify the interpretation for the uses. The board discussed the history of when the property was rezoned to Local Business District.

The board discussed the process and how to move forward. The board would like to see the mobile food vendor have its own section.

DAYTON LEGAL BLANK, INC., FORM NO. 1014B

September 12,


2017

Held \_\_\_\_\_ 20\_\_\_\_

Mark Painter moved to close the public hearing at 6:59 p.m. The motion was seconded by David Olson and passed by unanimous affirmative vote.

Mark Painter moved to recommend to the Board of Trustees to approve the text Amendment AM-17-02 submitted by the Zoning Commission for a text amendment to the Zoning Resolution to Article 9 – District Regulations adding NAICS Code 447110 Gasoline Stations with Convenience Stores to permitted uses to Local Business (District) and to remove as a permitted use NAICS Code 722330 Mobile Food Services from General Business District as modified. The motion was seconded by Litichia McIntyre. Discussion: The letter to the Trustees will note that the Zoning Inspector will work on drafting language to add mobile food vendors into its own section. The roll call was Litichia McIntyre, yes; Dave Olson, yes; Mark Painter, yes; Lisa Loudenslager, yes; and Josh DiYanni, yes; motion passed 5-0.

David Olson moved to adjourn at 7:05 p.m. The motion was seconded by Josh DiYanni and passed by unanimous affirmative vote.

  
Laura Brown, Clerk

  
Mark Painter, Chairman