

RECORD OF PROCEEDINGS

0175

Minutes of

Etna Township Zoning Commission

Meeting

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

March 13,

2018

Held _____ 20 _____

The Etna Township Zoning Commission met on March 13, 2018 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 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.

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

Zoning Commission Announcements and Comments – None

Minutes

Dave Olson moved to waive the public reading and to approve the minutes from the February 13, 2018 regular meeting. The motion was seconded by Josh DiYanni and passed without objection.

Public Hearing

Chairman Painter opened the public hearing at 6:05 for the application submitted by Mark VanBuren for 8.137 acres located on Loop Road, Parcel Number 010-018252-04.00, to rezone from Agricultural District (AG) to Suburban Estate Residential District (SER).

Chairman Painter reviewed the application. The Licking County Planning Commission provided a non-binding recommendation to approve the map amendment.

Mark VanBuren of 4832 Keller Road is the applicant and they are requesting a rezoning to SER District. He discussed the properties adjacent to his property regarding acreage and size of houses. The applicant feels this rezoning request fits in this area. This request will not increase the traffic or flood the schools. He feels this will increase the property value. After meeting with the Licking County Health Department they will determine how many lots they will create. It will be between one and four lots. He has made an appointment with the soil scientist who is a month to six weeks behind. The property is higher to the south and slopes down to the north.

Public Comments

Steve Hunziker of 10246 Loop Road discussed the location and benefits of living on Loop Road. He does not have issues with controlled growth. If they were asking to split the lot into two lots he would not have an issue with the rezoning. Kirkersville starts on the east side of the Peterman property. He is adamantly opposed to two acre lots on Loop Road on the Etna Township side. He feels this will be a detriment to the homes.

Jeff Crawford of 10123 Loop Road discussed traffic, noises, or crime. They currently have wide open spaces and privacy. He shoots guns from his house and has a target range. He chose to live here because of the five acre rule.

Don Peterman of 9966 Loop Road discussed the ditch line. His property is downhill from this property. He is concerned with his pond and what more houses would do causing additional water runoff. He feels the soil test should be done prior to the rezoning. He would not have an issue with two lots. He has concerns with additional traffic. He can have a composition of his pond today and then after the houses are built and wanted to know who to sue at that point.

Don VanBuren of 10047 Loop Road discussed the Etna Township Vision Statement. He has concerns with additional safety and traffic. He read from a statement from his sister who co-owns the property. They do not support the rezoning.

Litichia McIntyre discussed the creek that runs through the Peterman property. Mark Van Buren provided a map of the property and showed where the water ends up. Mr. Peterman is concerned with the leech bed locations and where the water will drain and polluting his pond. The properties are all on well water. Mark Van Buren stated the pond was built to hold the water.

David VanBuren of 10955 Davis Lane built the house and pond at 9966 Loop Road in 1987. He explained the requirements for the pond and the drainage for the pond. There is a culvert where the water gets to a certain level the water drains off. He does not feel four houses will cause any issues with the pond. The only time he experienced water in the ditch that Mr. Peterman discussed is when it is raining. The Peterman house has a septic system and leeches very well. The majority of the water on their property runs into the ditch

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Zach Sammons of 10312 Loop Road has concerns with additional traffic for his young children. He farms and this is his home base. He has concerns with the traffic and accidents when bringing his equipment home. They built here because of the rural atmosphere.

Matt Hinson of 10300 Loop Road does not support the change and additional traffic.

Debbie Hunziker of 10246 Loop Road discussed the history of the properties in this area. She would like to continue with the five acre requirements and opposes the rezoning. Freddie Latella confirmed that the lot they split off for her father-in-law is a little over one acre.

Steve Hunziker verified where David VanBuren lives. David VanBuren lives on a thirty four acre farm with no zoning. He asked Mark if he lives on a ten acre lot and Mark stated he lives on Keller Road. Mark stated Mr. Hunziker split off a one acre lot. In 1970 there was not a five acre rule. When Matt inherited the house Steve did not feel obligated to offer him four more acres. Mark questioned Donald Van Buren regarding their property and acreage to make the five acres. Donald said it was because of the CAUV. Donald is not going to build houses on his property. Mark Van Buren is just asking to be permitted to do the same thing.

Zach Sammons stated he agrees with Mark Van Buren regarding waiting but when he gets the soil samples he might not be able to build the houses. He would support one house but not two or more.

Debbie Hunziker stated the one acre lot was done for their dad and they control the acreage around the one acre lot.

Litichia McIntyre inquired on the soil test. He does not have a confirmation on the appointment but he is on the list.

Lisa Loudenslager discussed the farm vehicles and whether there will be increased traffic.

The bridge is O.D.O.T's responsibility.

Don Peterman stated the traffic is going to increase.

Mark Painter moved to recess the public hearing to the April 10, 2018 meeting. The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.

Annual organization of Zoning Commission Officers'

The meeting was turned over to the clerk, Laura Brown, for the election of the chairman.

Lisa Loudenslager nominated Mark Painter. The nominations were closed. Roll call: Litichia McIntyre – Mark Painter; Dave Olson – Mark Painter; Mark Painter - abstained; Lisa Loudenslager - Mark Painter, and Josh DiYanni - Mark Painter. Mark Painter will be the Chairman.

The meeting was turned over to Chairman Painter.

Dave Olson nominated Lisa Loudenslager for Vice Chairman. The nominations were closed. Roll call: Litichia McIntyre – Lisa Loudenslager; Dave Olson – Lisa Loudenslager; Mark Painter –Lisa Loudenslager; Lisa Loudenslager – abstained, and Josh DiYanni – Lisa Loudenslager. Lisa Loudenslager will be the Vice Chairman.

The Technical Review Board will be as follows: Jan/Feb/March – Dave Olson and Litichia McIntyre; April/May/June-Lisa Loudenslager & Mark Painter; July/August/Sept – Josh DiYanni & Dave Olson; and Oct/Nov/Dec – Litichia McIntyre and Mark Painter.

Dave Olson moved to adopt Roberts Rules of Order for the meeting rules. The motion was seconded by Lisa Loudenslager and passed without objection.

Mark Painter moved to place the public notices in The Pataskala Standard and using The Newark Advocate when there are time constraints. The motion was seconded by Litichia McIntyre and passed without objection.

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Mark Painter moved to approve the clerk setting the public hearing date due to time constraints. The motion was seconded by Lisa Loudenslager and pass without objections.

Josh DiYanni moved to appoint Laura Brown as the Zoning Commission Clerk. The motion was seconded by Mark Painter and passed without objection.

Mark Painter moved to approve the regular meetings on the second and fourth Tuesday at 6:00 p.m. The motion was seconded by Josh DiYanni and passed without objection.

Old Business

The Article 2 definitions and the modifications regarding swimming pool covers to Article 10 were discussed. John Singleton explained the concerns the Trustees had and Mark Painter will send a letter to the Board of Trustees regarding the Zoning Commission's support.

Mark Painter moved to write the comments that were discussed this evening regarding asphalt and the UL approval on swimming pools in a letter to the Board of Trustees for tomorrow's meeting. The motion was seconded by Josh DiYanni and passed without objection.

Mark Painter moved to adjourn at 7:46 p.m. The motion was seconded by Josh DiYanni and passed without objection.


Laura Brown, Clerk


Mark Painter, Chairman