

April 10,

2018

Held _____

20 _____

The Etna Township Zoning Commission met on April 10, 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 6:07 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 Josh DiYanni and passed without objection.

Zoning Commission Announcements and Comments – None

Minutes

Minutes for March 13, 2018 will be approved at the next meeting.

Public Hearing

Chairman Painter re-opened the public hearing at 6:09 p.m. 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) that was recessed on March 13, 2018.

Public Comments

Jeff Miller of 9952 Loop Road is in favor of the five acre zoning requirement.

Sheila Gilispe of 9954 Loop Road is in favor of the five acre zoning requirement.

Mark VanBuren of 4832 Keller Road is the applicant and stated the homes at 9952 Loop Road and 9954 Loop Road are on two acre lots, which is what they are requesting.

Dave Olson confirmed that Sheila Gilispe and Jeff Miller have a well and septic on their property.

Lisa Loudenslager moved to close the public hearing at 6:12 p.m. The motion was seconded by Dave Olson and passed by unanimous affirmative vote.

Mark Painter discussed the recommendation from the Licking County Planning Commission. The Licking County Planning Commission recommended approval.

Mark Painter discussed two acre lots and feels they would still be rural lots. In regards to the traffic concerns the industry standards are 2.5 cars per household. The Zoning Commission discussed the request and thanked the residents for voicing their concerns.

Mark Painter moved to recommend to the Board of Trustees to approve the Zoning Map amendment submitted by Mark Van Buren 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). The motion was seconded by Lisa Loudenslager. The roll call on the motion was as follows: Litichia McIntyre, yes; Dave Olson, no; Mark Painter, yes; Lisa Loudenslager, yes; and Josh DiYanni, yes; motion passed 4-1.

Old Business

The Zoning Commission discussed Accessory Structures.

Rick Cox, Chairman of the Board of Zoning Appeals, was present to discuss the new Accessory Structure text amendment. The Board of Zoning Appeals heard a variance request for a property in Etna Township. The Zoning Commission reviewed different properties and how the accessory structures look on those properties. The Zoning Commission discussed permitting residents to build on their property but also protecting the neighbors from having to look at those structures. Rick Cox explained the restrictions that the Board of Zoning Appeals has when approving variances because they have to determine whether they have a hardship and what conditions they can place on a variance. The property owners were present that requested the variance. The previous code was moderate and this new text is very restrictive. The five acre rule only applies to agriculture use not agriculture zoned. The Zoning Commission discussed looking into some possible adjustments but feel this was a good start. The concern with larger buildings is that the resident then runs a business out of the property.

RECORD OF PROCEEDINGS

0179

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

April 10,

2018

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_____ 20_____

Rick Cox discussed using a percentage of lot coverage instead of a square footage restriction. This restriction is only for Accessory Structures and not garages attached to the principle structure. A resident could attach an excessively large garage to the principle structure in order to get around this. A lot coverage requirement would keep this from happening. Rick Cox discussed the possibility of using a Conditional Use Permit if there is a way to do it and the township will have to check with the Prosecutor's Office. Freddie Latella suggested researching the idea of percentage of lot coverage.


Public Comments

Josh Robinson 249 Wolfe Craft Drive explained the situation with his variance request. He called the township in May of 2016 and was told they could build this structure. This was going to be their forever home. He wanted to store his car collection. He feels this is a hardship on his family. The township contact told him the Zoning Permit would expire if he obtained one at that time.

Litichia McIntyre moved to adjourn at 7:16 p.m. The motion was seconded by Josh DiYanni and passed without objection.



Laura Brown, Clerk



Mark Painter, Chairman