

The Etna Township Zoning Commission met on September 29, 2020 in the Etna Township Garage for the purpose of conducting a special meeting. The meeting was audio recorded for the township records. Chairman DiYanni read the Public Hearing Requirements. The meeting was called to order at 6:01p.m. by Chairman DiYanni. The Pledge of Allegiance was recited. Roll call showed the following members present: Roger Hayes, Josh DiYanni, Dave Olson, Litichia McIntyre, Alesia Zacher, and clerk Laura Brown.

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

#### **Minutes**

Roger Hayes moved to waive the public reading and to approve the August 17, 2020; August 18, 2020; September 1, 2020; and September 8, 2020 minutes as presented. The motion was seconded by Litichia McIntyre and passed without objection.

#### **New Business -**

##### **Scannell Properties Preliminary Development Plan (PDP) 11176 National Road**

David Hodge presented for the applicant that the plan meets the approved text and would answer any questions.

John Singleton, Zoning Inspector, has compared the site plan with the text and did not find any issues.

Roger Hayes discussed the proposed parking spaces. John Singleton explained how the number of parking spaces are determined. David Hodge believes they have provided enough parking spaces and if the end user needs additional spaces they will come back to the township and modify the plan.

Dave Olson discussed on page one the primary goal for the building is distribution and then on page three it discusses manufacturing. David Hodge anticipates the southern building will meet the uses on the first page. They do not have a tenant for the northern building and wanted the flexibility of the manufacturing uses while seeking the tenant for this building.

The Zoning Commission has reviewed the text prior to the meeting this evening and did not find any issues with the Preliminary Development Plan as proposed.

Josh DiYanni moved to recommend to the Board of Trustees to approve PDP20-04, Preliminary Development Plan for the Scannell Properties for 11176 National Road as presented. The motion was seconded by Roger Hayes and passed by unanimous affirmative vote.

#### **Tollgate Road Rezoning**

John Singleton explained the township received a petition signed by several residents on the west side of Tollgate Road. There are fourteen properties involved with twelve confirming that they would like to have their properties rezoned to General Business. The properties are south of US40 and North of I70. There is existing General Business at US40 and the property along I70. The Trustees moved to have the Zoning Commission initiate the rezoning process.

The properties are currently Agricultural and Local Business. John Singleton will contact the Dioceses regarding the cemetery properties being rezoned.

Rachel Fracker submitted the petition and explained one of the property owners is not permitted visitors at this time because of medical issues. The owner of the Mobile Home Park has been notified but did not sign the petition. All of the property owners will receive a letter regarding the rezoning and will be able to notify the township if they have concerns.

Josh DiYanni moved to start the Tollgate Road rezoning to General Business. The Motion was seconded by Alesia Zacher and passed by unanimous affirmative vote.

#### **Zoning Commission Announcements and Comments** –The upcoming hearings were discussed.

Josh DiYanni moved to adjourn at 6:24 p.m. The motion was seconded by Litichia McIntyre and passed without objection.