

Etna Township Zoning Commission

October 27,

2020

The Etna Township Zoning Commission met on October 27, 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.

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

Public Hearing

Chairman DiYanni opened the public hearing at 6:03 p.m. for the application AM-20-07 for Zoning Map and Text Amendments for 9444, 9496, 9502, 9552, 9562, 9610, 9624, 9686, 9702, 9764, 9786, 9790, and 9794 Tollgate Road, properties on the west side of Tollgate Road from US40 heading south to I70, from Agricultural District (AG), Local Business (LB), and Manufactured Home Park (MHP) to General Business District (GB-1).

John Singleton, Zoning Inspector, provided a written staff report. Mr. Singleton was excused from the meeting this evening but was available via telephone for any questions.

The Zoning Commission reviewed the Zoning Inspector's Staff Report along with the Licking County Planning Commission's Staff Report. The Licking County Planning Commission provided a non-binding recommendation of approval.

The Diocese of Columbus was contacted by John Singleton and were fine with the rezoning. Cemeteries are a permitted use in General Business.

Public Comments

Larry Walker is IMW Commercial and owns three lots shown as addresses 9552 and 9562 Tollgate Road. He feels the current zoning on his three properties is best for him. Larry Walker is concerned with being a Non-Conforming Use. The auditor classification is different than the zoning on the property. These properties are currently zoned Manufactured Home Park and Agricultural District.

John Singleton was consulted via telephone and the properties would be considered Non-Conforming Existing Use and the existing uses could still be done.

Larry Walker originally was in agreement but after doing research he has concerns with becoming a Non-Conforming Existing Use. He does not have issues with the surrounding properties being rezoned to General Business.

The property owner, Larry Walker, will get with John Singleton and discuss the options and what will be permitted on his property if he is rezoned General Business.

The Zoning Commission will email John Singleton with any questions and then John Singleton will request a legal opinion regarding removing properties from the rezoning and any other questions.

All of the property owners listed to be rezoned were sent letters regarding the rezoning. The Zoning Commission compared the petition to the list of property owners. There were a couple property owners that were not able to be reached to sign the petition.

Josh DiYanni moved to recess the public hearing. The motion was seconded by Roger Hayes. Discussion: The date will be determined after receiving the legal opinion. The motion passed by unanimous affirmative vote.

Zoning Commission Announcements and Comments –

The Zoning Commission discussed the upcoming hearings. The next Zoning Commission meeting is scheduled for November 10, 2020.

Dave Olson moved to adjourn at 6:33 p.m. The motion was seconded by Litichia McIntyre and passed without objection.