

DAYTON LEGAL BLANK, INC., FORM NO. 10148

April 27,

2021

Held _____ 20_____

The Etna Township Zoning Commission met on April 27, 2021 in the Etna Township Garage for the purpose of conducting a regular meeting. Chairman DiYanni read the Public Hearing Requirements. The meeting was called to order at 6:02 p.m. by Chairman DiYanni. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre, Dave Olson, Josh DiYanni, Roger Hayes, Alesia Zacher, and clerk Laura Brown.

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

Announcements and Comments – Upcoming hearings were discussed.

Minutes

Roger Hayes moved to waive the public reading and to approve the April 13, 2021 meeting minutes. The motion was seconded by Litichia McIntyre and passed without objection.

Public Hearings

10095 Tollgate Road

Chairman DiYanni opened the public hearing at 6:04 p.m. for the application submitted by Jeff Cotugno for 10095 Tollgate Road to rezone from Agricultural District (AG) to Light Manufacturing District (M-1).

The Licking County Planning Staff Report and Planning Commission both provided a non-binding recommendation to approve the rezoning. The township received a verbal confirmation of the Planning Commission’s vote on April 26th but have not received the official letter.

Zoning Inspector John Singleton reviewed the provided Staff Report. The request is to rezone 3.6 +/- acres of the 11.06 acre parcel from Agricultural District (AG) to Light Manufacturing District (M-1). The parcel is located on Tollgate Road just south of I70. Approximately eight acres of this property is already zoned for M-1 and rezoning the entire property will allow for the full development of the property which is constrained by the dual zoning. The Comprehensive Plan recommends industrial and manufacturing land uses in this area.

The applicant Jeff Cotugno explained there is currently a building on the property that will be used for offices. Behind that building they would like to construct a building to store equipment. The area to the south of the building on the property is zoned Agriculture. This will be just to store vehicles and no manufacturing will be done here.

Rick Cox with Sands Decker representing the applicant pointed out that the Licking County Planning Commission’s document references St. Albans Township and should be Etna Township.

The Zoning Commission discussed the dual zoning on the property. The dual zoning was on this property when Jeff Cotugno purchased the property. John Singleton explained the township has a lot of parcels with split zoning.

Public Comments

Mark Evans of 91 Olde North Church Road does not have an opinion specific to this parcel but has a general opinion for this area. Mr. Evans believes this entire area in the Comprehensive Plan started out as Planned Residential Conservation District and the Zoning Map shows the overlay. This property is already split zoned and he understands the issues with this property.

Chairman DiYanni explained without the letter from Licking County Planning regarding the non-binding recommendation the Zoning Commission is not able to vote on this at this time.

Josh DiYanni moved to close the public hearing at 6:15 p.m. The motion was seconded by Roger Hayes and passed by unanimous affirmative vote.

This will be addressed at the May 11, 2021 Zoning Commission meeting.

Text Amendment Article 9 and Article 16

Chairman DiYanni opened the public hearing at 6:22 p.m. for the Text Amendment submitted by Etna Township for Article 9 District Regulations and Article 16 Buffering, Landscaping, and Resource Preservation.

RECORD OF PROCEEDINGS

0255

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

April 27,

2021

Held _____ 20 _____

The Licking County Planning Commission Staff Report and Planning Commission both recommended to provide a non-binding recommendation to approve the proposed text amendment with the condition that the LCPC Staff recommendations as outlined in the LCPC staff report are considered. The township received a verbal confirmation of the Planning Commission’s vote on April 26th but have not received the official letter.

John Singleton, Zoning Inspector, reviewed the Staff Report provided. The Zoning Commission discussed item three regarding the NAICS Code 721110 Hotels. LCPC recommends leaving this use in the Accommodation Business District and General Business District. A “Residential Hotel” can be transient and non-transient which could be a long-term residential property. The Township has issued a Zoning Permit for a “Residential Hotel” for two hundred and four units and has a hotel under construction to provide the area with the need for short term stay. An “extended stay” is usually for up to thirty days where a “Residential Hotel” can be long term.

The easement language was discussed. The road right-of-way and easement was clarified. There was an issue in the final phase in Royal Acres Subdivision with the easements. The developer has received a variance from the Board of Zoning Appeals to address this for the final phase. The road right-of-way is a separate issue from an easement. To exclude the easement from the calculation of the lot creates an issue with obtaining a variance.

An exception with mature trees in Section 1607 was discussed. A mature tree is typically above the level of being a concern within the clear site triangle.

Public Comments

Mark Evans of 91 Olde North Church Road discussed whether there is a difference with private roads or public roads and the trees at the entrance of New England Acres which are in the road right-of-way. The property owner has a concern with speeding and possible safety on his property if there is an accident if he removes the trees.

John Singleton explained an easement is usually for utilities. A road right-of-way issue is a separate issue from the easement. The trees in the road right-of-way in the clear sight triangle are what this text will be addressing.

Josh DiYanni moved to recess the public hearing. The motion was seconded by Litichia McIntyre and passed without objection.

New Business and Old Business - None

Litichia McIntyre moved to adjourn at 6:45 p.m. The motion was seconded by Alesia Zacher and passed without objection.


Laura Brown, Clerk


Josh DiYanni, Chairman