

October 12,

2021

Held _____ 20 _____

The Etna Township Zoning Commission met on October 12, 2021 in the Etna Township Hall for the purpose of conducting a regular meeting. 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.

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

Public Hearings

Daniel Messer for 13100 National Road

Chairman DiYanni opened the public hearing at 6:05 p.m. for the application submitted by Daniel Messer for 13100 National Road to rezone from General Business District (GB-1) and Medium-low Density Residential District (R-2) to all General Business District (GB-1).

Zoning Inspector John Singleton provided a written Staff Report that the Zoning Commission reviewed.

Daniel Messer owns the property at 13100 National and explained he is requesting the rezoning to make the property all one zoning. The rear part of the property is currently zoned residential. He does not have any access to develop this property as residential. The General Business is located to the front of the property. He would like to expand his remodeling business. In the future he might build a pole barn similar to the barn that is currently on the property for storage of his own equipment. The property he owns on Ballman Road has a gravel approach the farmer uses and is for agricultural access only.

Public Comments

Sarah Ferguson of 483 Ballman Road spoke with the property owner before the hearing. She was concerned about a rumor that the property was going to be used to park vehicles from Amazon and Federal Express and she discussed the use of the entrance on Ballman Road.

Daniel Messer confirmed the property will not be used to store vehicles for Amazon or Federal Express. To be permitted to do that type of use he would have to asphalt the parking area. The property he owns on Ballman Road will never be used for a main entrance to the business.

Roger Hayes moved to close the public hearing at 6:19 p.m. The motion was seconded by Litichia McIntyre and passed without objection.

The Zoning Commission discussed the buffering requirements in the Zoning Resolution for this property.

Josh DiYanni moved to recommend to the Board of Trustees to approve the application submitted by Daniel Messer for 13100 National Road to rezone from General Business District (GB-1) and Medium-low Density Residential District (R-2) to all General Business District (GB-1). The motion was seconded by Dave Olson and passed by unanimous affirmative vote.

Chris Chalkias, Ohio State Barns for 484 & 500 Pike Street

Chairman DiYanni opened the public hearing at 6:23 p.m. for the application submitted by Chris Chalkias, Ohio State Barns for 484 & 500 Pike Street from Low Density Residential District (R-1) to General Business District (GB-1).

Once the lot split is completed the property address for the rezoning will be at 484 Pike Street.

Zoning Inspector John Singleton provided a written Staff Report that the Zoning Commission reviewed.

Applicant Chris Chalkias explained he currently rents the property across the street where he has run Ohio State Barns for the past fourteen years. Mr. Chalkias rents from the property owner where he is currently running his business. The township is purchasing the property for the park. Mr. Chalkias approached Mr. Hagy about purchasing the 5.012 acres from the church. The Etna United Methodist Church owns this property and Mr. Hagy was representing the church.

Public Comments

Mark Evans of 91 Olde North Church verified the property in question is the point of the church property, which is the eastern edge of the parcel. Mr. Evans discussed the future development to the south of Pike Street.

For the record Terry Crane was present representing the Etna United Methodist Church.

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Paul Grandy is Chis Chalkias realtor and has been working with Licking County Planning Commission regarding the lot split. The Lot Split was approved on the Plat of Survey Application #2021-259/260 by Jay Fischer dated 9-2-2021.

Chris Chalkias is aware of the Highpointe Development going in south of this parcel and does not feel this will affect their business.

Litichia McIntyre move to close the public hearing at 6:36 p.m. The motion was seconded Dave Olson and passed without objection.

Roger Hayes explained that he is the Finance Chair and on the Administration Board for the Etna United Methodist Church and will be abstaining.

Josh DiYanni moved to recommend to the Board of Trustees to approve the application submitted by Chris Chalkias, Ohio State Barns for what will be 484 Pike Street, further identified as the attached lot 2 5.012 acres on this plat of survey that will be attached dated 9-2-2021changing it from Low Density Residential District (R-1) to General Business District (GB-1). The motion was seconded by Litichia McIntyre. The roll call on the motion was as follows: Litichia McIntyre, yes; Dave Olson, yes; Josh DiYanni, yes; Roger Hayes, abstain; and Alesia Zacher, yes; the motion passed.

New Business – None

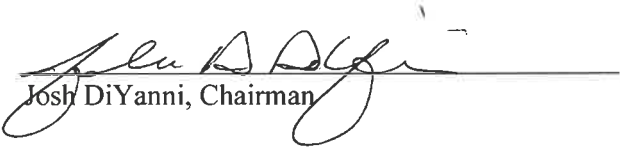
Announcements –

The Zoning Commission will meet on October 26, 2021. The hearings were closed on September 14, 2021 and will be on the agenda under Old Business for October 26, 2021.

Public Comments – None

Roger Hayes moved to adjourn at 6:43 p.m. The motion was seconded by Litichia McIntyre and passed without objection.


Laura Brown, Clerk


Josh DiYanni, Chairman