

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 1014R

October 26,

2021

Held

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The Etna Township Zoning Commission met on October 26, 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 Dave Olson and passed without objection.

Announcements – The rezoning application for 9616 Mink Street was withdrawn by the applicant.

Minutes

Dave Olson moved to waive the public reading and to approve the minutes from the September 14, 2021, meeting. The motion was seconded by Litichia McIntyre and passed without objection.

Roger Hayes moved to waive the public reading and to approve the minutes from the October 12, 2021, meeting. The motion was seconded by Dave Olson and passed without objection.

Old Business

The application was submitted by Al Neyer LLC for properties 9818 Palmer Road, 10156 Palmer Road, 10829 Hazelton-Etna Road and Parcel #010-016884-00.000 from Agriculture (AG) and General Business District (GB-1) to Planned Mixed-Use Development District (PMUD). The public hearing was closed on September 14, 2021.

John Singleton presented a written Staff Report. Mr. Singleton agreed with the Licking County Planning Commission regarding a sound wall being required along the property that abuts residential uses. The height will be determined by a sound study but he recommends it be located ten foot from the property lines. The property already has a heavily wooded area. The sound wall would be similar to what is around the FedEx building. The entrance on the SR310 property would be lined up with Palmer Road on the West side of SR310. The Licking County Planning Commission recommended a bicycle and pedestrian path along SR310 that will interconnect to the path north of this property.

John Singleton recommended the Zoning Commission reviewing the requested NAICS Codes. The uses mirror the uses requested for the Scannell Property.

The Zoning Commission discussed the request for 1,800,00 square feet for building size and verified this would be for the total of all the buildings which can be multiple buildings. Mr. Olson referenced their Blue Ash development.

John Bumgarner representing Al Neyer answered questions from the Zoning Commission. The development can be multiple buildings and they are still working on concepts and development plans. The Blue Ash development is a multi-family development at Summit Park.

The Zoning Commission reviewed the NAICS Codes and discussed which ones to remove along with the codes that LCPC recommended removing.

The Zoning Commission discussed this request going against the Comprehensive Plan. It will take time to update the current Comprehensive Plan.

Josh DiYanni moved to recommend to the Board of Trustees to deny the application submitted by Al Neyer LLC for properties 9818 Palmer Road, 10156 Palmer Road, 10829 Hazelton-Etna Road and Parcel #010-016884-00.000 from Agriculture (AG) and General Business District (GB-1) to Planned Mixed-Use Development District (PMUD). The motion was seconded by Roger Hayes. Discussion: This recommendation was based on the Comprehensive Plan. The Zoning Commission discussed the Comprehensive Plan being a guideline. The motion passed by unanimous affirmative vote.

Public Comments

Betty Fisher of 9875 Palmer Road discussed concerns with buffering, traffic, sound, and access locations.

Mark Evans of 91 Old North Church applauded the Zoning Commission for following the Comprehensive Plan.

Krystal Kirk of 10776 Smoke Road thanked the board and is not opposed to development but is opposed to this type of development.

Litichia McIntyre moved to adjourn at 6:31 p.m. The motion was seconded by Roger Hayes and passed without objection.


Laura Brown, Clerk


Josh DiYanni, Chairman