

Etna Township Zoning Commission

RAYTON LEGAL BLANK, INC., FORM NO. 10148

May 10,

2022

Held

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The Etna Township Zoning Commission met on May 10, 2022, in the Etna Township Hall for the purpose of conducting a regular meeting. The meeting was called to order at 6:00 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, Steven Smith, and clerk Laura Brown.

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

Announcements – None

Minutes

Roger Hayes moved to waive the public reading and to approve the minutes from the March 22, 2022, and April 26, 2022, meetings. The motion was seconded by Steven Smith and passed without objection.

Public Hearing

Chairman DiYanni opened the public meeting at 6:01p.m. on the application AM-22-01 submitted by the Zoning Commission to amend Article 18, Planned Residential Conservation District (PRCD) Section 1804 Permitted Uses Item A and Section 1806 PRCD Development Plan Standards Item K.

The legal notice was placed in the Pataskala Standard on April 28, 2022.

The application was submitted to the Licking County Planning Commission for a non-binding recommendation. The Planning Commission Board met on April 25, 2022. The LCPC Board voted to provide a non-binding recommendation of Conditional Approval.

John Singleton provided a Staff Report from the Zoning Office.

The text amendments that were submitted were to add what is in bold type below.

The amendment in Section 1804: Permitted Uses should be considered for adoption is as follows: A. Single Family Detached Residential dwelling units. **A minimum of 25% of the total allowable density shall be single-family detached residential dwelling units.**

The amendment in Section 1806 PRCD Development Plan Standards: K. Streets should be interconnected with more than one access point to the development. Street layouts must connect to any continuous residential stub streets located on surrounding parcels. **These connections shall be emergency access only where residential stub streets lead to existing neighborhoods without sidewalks and/or adequate roads.**

The Licking County Planning Commission recommended approving the amendments with conditions. The recommendation was to approve the amendment to Section 1804 permitted uses: A. Single Family detached residential dwelling units. A minimum of 25% of the total allowable density shall be single-family detached residential dwelling units. The recommendation was to deny the request in Section 1806 PRCD Development Plan Standards. The recommendation of denial is based on the fact that it is in conflict with the Licking County Subdivision Regulations, and in conflict with the Etna Township Comprehensive Plan, which recommends interconnectivity. This along with the fact that the township likely does not have authority and the regulations conflict with other governmental agencies' regulations can make the township open to litigation as discussed in the LCPC Staff Report.

The subdivision regulations require stub streets to provide cross access between developments. An example of this would be in the Cameron Chase subdivision there is a stub street for the new development to the east.

The recommendation in Section 1804 is to require at least a minimum of single-family dwellings so the developer is not able to do a majority of multi-family dwellings or townhomes.

The township staff recommended the Zoning Commission take into consideration of the Licking County Planning Commission's comments.

Public Comments

Shelly Marie Ipacs of 114 Royalty Drive stated the residents are mainly concerned with how much is being spent on extra items such as water systems. The infrastructure cost needs to be passed onto the developers. The developers get the tax incentives and then leave the community.

Chairman DiYanni recommends that she also attend the Trustees meeting with those concerns.

RECORD OF PROCEEDINGS

0273

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC. FORM NO. 10148

May 10,

2022

Held

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Litichia McIntyre moved to close the public hearing at 6:17 p.m. The motion was seconded by Dave Olson and passed without objection.

Josh DiYanni moved to recommend to the Board of Trustees for approval the application AM-22-01 for the text amendment submitted by Etna Township for Article 18 Planned Residential Conservation District (PRCD) Section 1804 Permitted Uses Item A and Section 1806 PRCD Development Plan Standards Item K with the modifications set forth in LCPC's (Licking County Planning Commission) Staff Report dated April 25th, 2022 specifically approving the text in Section 1804 that has been added where it says "A minimum of 25% of the total allowable density shall be single-family detached residential dwelling units" and then the second condition being to exclude the language in 1806, section K that says "These connections shall be emergency access only where residential stub streets lead to existing neighborhoods without sidewalks and/or adequate roads". The motion was seconded by Litichia McIntyre. Discussion: The Zoning Commission is approving the way that LCPC recommended. The Zoning Commission is approving the text amendment as modified. The motion passed by unanimous affirmative vote.

Old Business

Work session regarding the Zoning Resolution

The Zoning Commission was provided with updated General Business and Accommodation Business sections reflecting their changes. This will be reviewed and discussed at their next meeting.

John Singleton provided an update on the two codes that the Zoning Commission requested legal opinions on. The pet services 812910 and the private households 814110. On the pet services by definition on under this section would refer to the grooming of domestic animals. A veterinary hospital or a kennel would not be considered a pet service. The definition for private households means a person living alone or a group of persons who live together, providing oneself or themselves with the essentials of living. The township does not permit residential in the General Business District and the prosecutor's office recommended removing the private household code.

Public Comments -

Shelly Marie Ipacs of 114 Royalty Drive stated they are excited to have the new single-family homes in their development and reported the developer has already helped with the drainage issues.

The Zoning Commission will meet on May 24, 2022, to continue working on the NAICS Codes.

Steven Smith moved to adjourn at 6:32 p.m. The motion was seconded by Litichia McIntyre and passed without objection.


Laura Brown, Clerk


Josh DiYanni, Chairman