

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC. FORM NO. 1014R

June 13,

2023

Held _____

20 _____

The Etna Township Zoning Commission met on June 13, 2023, 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 Chair McIntyre. The Pledge of Allegiance was recited. Roll call showed the following members present: Shelly Marie Ipacs, Dave Olson, Litichia McIntyre, Adam Kelley, and clerk Laura Brown. Steven Smith was excused.

Dave Olson moved to adopt the agenda. The motion was seconded by Shelly Marie Ipacs and passed without objection.

Announcements –

John Singleton reported that Sheetz has not provided an opening date at this time.

Minutes

Shelly Marie Ipacs moved to waive the public reading and to approve the minutes from the May 23rd, 2023, meeting as presented. The motion was seconded by Dave Olson and passed without objection.

New Business - None

Old Business – Work Session regarding Zoning Resolution – Article 10

The Zoning Commission reviewed the modifications for Article 10 and new definitions for Article 2.

Below are examples of definitions for decorative fence, special event, and objectionable condition that were discussed.

Decorative Fence: A fence located at least one foot behind the front yard lot line that is thirty (30) inches or less in height. It should be constructed of material that enhances the appearance of the property on which it is located. It must not obstruct the visibility into or out of the property where it is located or have any sharp protrusions.

Special Event: A special event is a gathering of human beings, generally lasting from a few hours to a few days, designed to celebrate, honor, discuss, sell, teach about, encourage, observe, or influence human endeavors. To flesh this out a bit more, these characteristics are what turn an ordinary event into a “special event:”

- Must be a limited and fixed duration, Typically hours or days at most.
- Must be a one-off or infrequent occurrence, typically monthly or annually at most.
- If part of a regular series, they must be an unusual component of the series.
- Must be unique.
- Must require one or more organizers.
- Execution must be planned and controlled.
- Must conform to the definition of a special event.
- Must be a live audience other than the organizers present at the physical event location.

A festival is an extraordinary event celebrated by a community and centering on some characteristic aspect or aspects of that community and its religion or cultures.

Objectionable Condition:

- (a) As used in these Zoning Regulations, unless otherwise expressly provided or the context otherwise requires, “objectionable condition” means a condition that is offensive. An objectionable condition is a situation that can and should be corrected to preclude the condition from being declared a public nuisance which adversely affects the health, safety or welfare of the citizens of a particular neighborhood or the entire community.
- (b) An objectionable condition can be caused by property being in a state of disrepair, such as having broken windows.
- (c) An objectionable condition can be caused by keeping or depositing on premises, or by scattering over premises, junk, trash, rubbish or refuse of any kind; abandoned, discarded or unused objects or equipment, such as furniture, stoves, refrigerators, freezers, cans or containers; or building materials, including, but not limited to, lumber, bricks, concrete or cinder blocks, plumbing materials, electrical wiring or equipment, shingles, mortar, concrete, cement, nails, screws or other materials used in constructing any structure or object.

In Article 10, in Table 1005C decorative fence will be added to show when a Zoning Permit is required.

RECORD OF PROCEEDINGS

0289

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

June 13,

2023

Held _____ 20_____

The following was recommended to replace the language in Section 1018 Glare - Direct or reflected glare (light trespass) from any source (other than in connection with operating motor vehicles and/or street lighting) must not cause illumination in excess of 0.25 foot candles above background light levels measured at the boundary of any commercial or industrial use abutting any residential use or at the lot line with any residential district, or, in residential or agricultural districts, at the lot line of any adjacent lot. Any lights used to illuminate outdoor areas on a lot shall be shielded so that the direct glare of the bulb is not visible beyond the property line of the parcel to limit light pollution.

Method of Measurement. Illumination levels shall be measured with a photometer having a spectral response similar to that of the human eye. Agricultural uses are exempt from this standard.

The following was recommended to replace the language in Section 1019 Erosion and Sediment Control Plans for One Acre Lots or Larger - Erosion and Sediment Control (ESC) Plans are required to be submitted to Licking County Soil & Water Conservation District for any principal structure, accessory, or conditional building, structures, or uses, or off-street parking areas allowed by this resolution, or any additions or alterations thereto disturbing one acre of land area or more.

Zoning Inspector John Singleton discussed Mobile Food Vendors and the following language was recommended to be added into Article 10.

Licensed Mobile Food Vendors (MFV) operating in Etna Township are only allowed to operate at special events or festivals that are sponsored by Etna Township or by a non-profit organization that is located within Etna Township. The MFV is required to meet the State of Ohio Fire Code regarding MFV operations and is required to pass a WLFM safety inspection at the event site prior to the event before being permitted to operate. The MFV must have a valid certificate from the Health Department.

Exception: MFV operating in General Business District (GB) or Manufacturing Districts (M1, 2, and 3) having a valid zoning certificate.

Public Comments

Gary Burkholder of 254 Trail East discussed Solar Farms. The Zoning Commission discussed the new regulations regarding Solar Farms less than 50 Mega Watts.

Dave Olson moved to adjourn at 7:33 p.m. The motion was seconded by Adam Kelley and passed without objection.



Laura Brown, Clerk



Litichia McIntyre, Chair