

January 9,

2024

Held _____

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The Etna Township Zoning Commission met on January 9, 2024, in the Etna Township Hall for the purpose of conducting a regular meeting. The meeting was called to order at 6:05 p.m. by Chair McIntyre. The Pledge of Allegiance was recited. Roll call showed the following members present: Shelly Marie Ipacs, Litichia McIntyre, Adam Kelley, Steven Smith, and clerk Laura Brown. Dave Olson was excused.

Adam Kelley moved to adopt the agenda as presented. The motion was seconded by Shelly Marie Ipacs and passed without objection.

Announcements and Comments –

The NAICS Codes were forwarded to the Licking County Prosecutor’s Office. The Prosecutor recommended some formatting changes. It has been submitted to the Licking County Planning Commission and will be scheduled for the LCPC January Meeting.

Minutes

Steven Smith moved to waive the public reading and to approve the minutes from the December 12, 2023, meeting as presented. The motion was seconded by Shelly Marie Ipacs and passed without objection.

New Business - None

Old Business –

Comprehensive Plan Discussion

Chair McIntyre reported Jim Lenner will be present to hold the public meeting regarding the Proposed Comprehensive Plan at the January 23, 2024, meeting. That evening the Zoning Commission can make a recommendation to the Board of Trustees or hold another meeting to discuss. Once the Zoning Commission is ready a recommendation will be made to the Board of Trustees. The Board of Trustees will then hold a public meeting. The Board of Trustees is the Board that will adopt the Proposed Comprehensive Plan. The Trustees can adopt the plan as presented or modified.

The Zoning Commission discussed how to handle public comments during the public meeting. Questions can be received ahead of time. An email will be sent to the list serv and Homeowner Association list with a link to the Comprehensive Plan for residents to review prior to the public meeting.

Dave Olson, Shelly Marie Ipacs, and Freddie Latella met with Jim Lenner to go over recommended changes to the Comprehensive Plan.

Public Comments –

Manoj Pokala 14127 Palmer Road reviewed some facts regarding the Comprehensive Plan. With Intel coming to New Albany creating thousands of new jobs there is a need for new homes. A survey showed 5,000 new homes will be needed over the next ten years. There is not very much land available in Licking County will utilities available, particularly water and sewer. The cost of building has increased significantly in the past two to three years putting a burden on development cost. The developer needs higher density zoning to deliver homes affordable for the middle class. Mr. Pokala requests the Comprehensive Plan be changed to allow four units per acre instead of three.

Chair McIntyre explained the process. The Zoning Commission is only a recommending body, and the Board of Trustees is the board that adopts the Comprehensive Plan. The Southwest Licking Community Water and Sewer capacity issues were discussed.

Steve Perkins of 7352 Palmer Road served on the Comprehensive Planning Committee. Mr. Perkins discussed the adoption process and recommended making the process clear during the public meeting. The members unanimously voted to adopt the Comprehensive Plan. The members discussed the densities and agreed on the three units per acre.

The Zoning Commission will recommend that Mr. Lenner explain the process and timelines.

Shelly Marie Ipacs will provide the Zoning Commission with the recommended modifications.

The process and timeline for approval of the Comprehensive Plan was explained to the public.

Steven Smith moved to adjourn at 6:40 p.m. The motion was seconded by Shelly Marie Ipacs and passed without objection.


Laura Brown, Clerk


Litichia McIntyre, Chair