

DAYTON LEGAL BLANK, INC. FORM NO. 10148

February 13,

2024

Held \_\_\_\_\_ 20\_\_\_\_\_

The Etna Township Zoning Commission met on February 13, 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, Dave Olson, Litichia McIntyre, Adam Kelley, Steven Smith, and clerk Laura Brown.

Dave Olson moved to adopt the agenda as presented. The motion was seconded by Steven Smith and passed without objection.

**Announcements and Comments –**

Shelly Marie Ipacs discussed correspondence from Ohio Senator Tim Schaffer’s office regarding grants that are available in 2024 and she will get a copy of the information to the Board of Trustees. This should be available through state funds.

**Minutes**

Shelly Marie Ipacs moved to waive the public reading and to approve the minutes from the January 23, 2024, meeting as presented. The motion was seconded by Dave Olson and passed without objection.

**Old Business –**

**Comprehensive Plan**

Jim Lenner provided the Zoning Commission with a link to an electronic copy of the modified Comprehensive Plan on February 11, 2024. The Zoning Commission reviewed this prior to this evening.

Adam Kelley discussed the Schuster Way extension found on pages 40 and 45 in the electronic version of the Comprehensive Plan. This is found on pages 39 and 42 in the paper copy dated September 11, 2023. It is labeled as seven in Image 17 on page 42 and labeled as the Schuster Way Extension on page 45. This is in the section regarding Surface Transportation – Road Improvements. This appears to be going through a residential area. The Zoning Commission discussed this proposal and the need for this improvement. This would go through the homes on these properties. State Route 310 and US40 are better equipped for the truck traffic in this area. The Zoning Commission recommended this extension be removed from the Comprehensive Plan. The Zoning Commission discussed where this recommendation came from. Jim Lenner did create the map for the Comprehensive Plan but did not explain where the proposed location for the extension came from. The connection was previously proposed so the semitrucks could bypass SR310 and US40. When the first Amazon opened in Etna Township this connection was discussed.

The Zoning Commission can make recommendations and modifications to the Board of Trustees when the motion is made to forward the Comprehensive Plan onto the Trustees.

**Public Comments**

Rachel Zelazny of 10141 Tollgate Road does not support semitruck traffic on Tollgate Road in a residential area. There are school bus stops on Tollgate Road. The Ohio Department of Transportation does not show this road extension in future transportation plans.

Shelly Marie Ipacs explained the during the discussions with the Comprehensive Planning Committee it was vaguely explained to them like it was when Jim Lenner presented it during the last Zoning Commission meeting. The road extension would be located somewhere in that area close to US40. The committee did not really question the exact location of the Schuster Way Extension regarding the residential homes.

Using the current Etan Township Zoning Map for reference, discussion was held on how to extend Etna Parkway south of I70. The Future Land Use Map on page 92 in the Comprehensive Plan was reviewed.

Dave Olson discussed under Table 14 on page 129 in the electronic copy and page 121 in the paper version the Broyles Farm was listed twice, and one needs to be removed. The township only has one development named Broyles Farm. In Element 10 – Implementation there is also part of a paragraph missing that appears to be omitted on page 142 in the electronic copy and page 129 in the paper version under item J. The second paragraph is missing. Dave Olson discussed a map that was added showing the homes with wells. In an earlier version there was also a map of the aquifers and now that map is missing. Some of the other surrounding jurisdictions are worried about availability of water. Dave Olson will contact Jim Lenner to correct the other grammar issues and missing items that need corrected.

The Zoning Commission discussed the density recommendation of three versus four per acre. The impact on the school districts were discussed. Shelly Marie Ipacs was on the Comprehensive Planning Committee and explained the members had a lengthy discussion regarding density. The impact on the schools was discussed. The consensus was to keep the recommended housing and zoning that was on there and drop the density down to three to lessen the impact on the schools. This would maintain all the

RECORD OF PROCEEDINGS

0305

Minutes of

Meeting

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residential zoning without cutting any of it out. The Zoning Commission agreed to keep the density at three. This would be for any new residential developments. The other options for developers that wish to have a higher density were discussed.

The Zoning Commission is a recommending body to the Board of Trustees regarding this Comprehensive Plan. The impact on the schools was discussed. This density was discussed during the Comprehensive Planning Committee meetings, and this proposed density was the consensus of the committee members. The Comprehensive Plan is a guide. The Zoning Resolution is the approved resolution for the enforcement of zoning in Etna Township. The restrictions regarding properties with wells versus properties with water and sewer available were discussed. This plan would be for the entire township and not just a few areas in the township. The Comprehensive Planning Committee unanimously approved this plan.

The Form Based Zoning recommendation was discussed. The Zoning Resolution will need to be modified to include this concept. The forming of the Implementation Committee will help guide the township in implementing the recommendations in the Comprehensive Plan.

The Zoning Commission has looked at the plan; made a few suggestions for clarification that have been included in the plan presented at tonight’s regular meeting. The changes that the Zoning Commission have found would be on page 40 and 45 to remove Schuster Way Extension. On page 40 this is number seven and on page 45 that would be the map that references the Schuster Way Extension. The clarification of some corrections by Dave Olson who will get with Jim Lenner to review which are all grammatical and omissions.

Adam Kelley moved to forward the Comprehensive Plan that was provided in the email (from Jim Lenner) dated February 11, 2024, to the Trustees as amended and corrected. The motion was seconded by Steven Smith. The roll call on the motion was as follows: Shelly Marie Ipacs, abstain; Dave Olson, yes; Litichia McIntyre, yes; Adam Kelley, yes; and Steven Smith, yes; motion passed. Shelly Marie Ipacs chose to abstain because she served on the Comprehensive Planning Committee.

**New Business – None**

**Public Comments –**

John Kennard of 10785 Palmer Road discussed the requirement in the past requiring at least five acres to build a house in Etna Township. A house was built on Tollgate Road recently and does not have five acres for a septic tank and well. Mr. Kennard discussed the many changes in this area over the years, specifically the homes built along Tollgate and Palmer Roads that are under five acres. Mr. Kennard was advised that the Zoning Inspector can answer questions regarding zoning and the Licking County Health Department can answer questions regarding acreage requirements for well and septic.

The Zoning Commission members did receive Mr. Pokala’s concerns that were emailed in on January 24,2024, and February 12, 2024.

Shelly Marie Ipacs moved to adjourn at 7:12 p.m. The motion was seconded by Dave Olson and passed without objection.

  
Laura Brown, Clerk

  
Litichia McIntyre, Chair