

Held January 22, 2025

The Etna Township Board of Zoning Appeals met on Wednesday, January 22, 2025, in the Etna Township Hall, 81 Liberty Street, Etna, Ohio 43018 for the purpose of conducting a regular meeting. The meeting was called to order at 6:00 PM by Rachel Zelazny.

Members Present

Rachel Zelazny, Anthony Gilmore, Jason Robinson, David Fulmer, and Johnny Cremeans

Members Absent

Roxanna DiYanni

Others in Attendance

Holly Palumbo and Ryan Davis

1. Opening

- a. Call to Order
- b. Pledge of Allegiance
- c. Roll Call

2. Adoption of Agenda

Recommended Action: Motion to adopt the agenda as presented

Moved by: Jason Robinson

Seconded by: Anthony Gilmore

Yes

Rachel Zelazny, Anthony Gilmore, Jason Robinson,  
David Fulmer, and Johnny Cremeans

Carried 5-0

3. Board of Zoning Appeals Announcements and Comments

Motion to nominate Rachel Zelazny as Chairperson

Moved by: Jason Robinson

Seconded by: Anthony Gilmore

Yes

Rachel Zelazny, Anthony Gilmore, Jason Robinson,  
David Fulmer, and Johnny Cremeans

Carried 5-0

Motion to nominate Anthony Gilmore as Vice Chairperson

Moved by: Jason Robinson

Seconded by: Rachel Zelazny

Yes

Rachel Zelazny, Anthony Gilmore, Jason Robinson,  
David Fulmer, and Johnny Cremeans

Carried 5-0

4. New board member swearing in

Johnny Cremeans was sworn in as a Board of Zoning Appeals member. Ryan Davis was sworn in as an alternate. Roxanna Diyanni was absent from the meeting.

5. Adoption of Meeting Minutes

- a. Motion to waive the public reading and to approve the minutes from the September 18, 2024, meeting.

RECORD OF PROCEEDINGS

Minutes of

Meeting

Held January 22, 20 2025

BZA-2024-09-18 Minutes Draft.docx.doc

Recommended Action: Motion to waive the public reading and to approve the minutes from the meeting.

Moved by: Jason Robinson  
Seconded by: Johnny Cremeans

Yes Rachel Zelazny, Anthony Gilmore, Jason Robinson,  
and Johnny Cremeans  
Abstain David Fulmer

Carried 4-0

David Fulmer abstained his vote since he was not at the meeting.

6. Adoption of the 2025 Meeting Schedule

The board discussed the 2025 meeting

Motion to set the meeting schedule to the third Wednesday of the month.

Moved by: Anthony Gilmore  
Seconded by: Jason Robinson

Yes Rachel Zelazny, Anthony Gilmore, Jason Robinson,  
David Fulmer, and Johnny Cremeans

Carried 5-0

Ted Walker notified the board there are no meetings in February, however there will be three cases in March. Two cases will be for Jersey Mike's, and one will be for an accessory structure variance.

7. Public Comments

There were no public comments.

8. Announcements and Adjournment

Rachel Zelazny gave an update from the board of trustees on the township planner position, who will also be able to help the board. Ted Walker mentioned he will be working with McBride Dale as well.

Jason Robinson would like to know if there have been any updates to the zoning resolution book. Mr. Robinson stated the book has not been updated since 2020. Ms. Zelazny believes they are working on getting it updated. Mr. Walker has discovered while working with Lance Schultz there were zoning resolutions that were never recorded with the county. Mr. Walker is working to get these recorded. Once these are completed, then the zoning book can be updated. Mr. Walker will provide the board with updates on zoning amendments as he gets them recorded.

Ms. Zelazny requested an update on the zoning commission reviewing the current zoning book. Mr. Walker mentioned the reviewing of zoning book is made up of many parts. It would require someone to focus on all sections.

At the Board of Trustee meeting there was an update on the comprehensive plan. It appears the board may need to get another company involved, but no decision has been made.

There will be no meeting in February, unless the board can schedule training. The clerk will reach out to Mark Van Buren and Trustee Burkholder to see what training is

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available. The OTA will have their winter conference next week.

Motion to adjourn at 6:27 p.m.

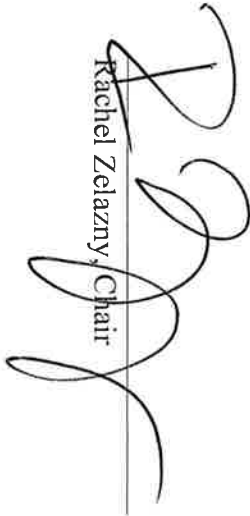
*Moved by:* Jason Robinson

*Seconded by:* Anthony Gilmore

**Yes**

Rachel Zelazny, Anthony Gilmore, Jason Robinson,  
David Fulmer, and Johnny Cremeans

**Carried 5-0**

  
Rachel Zelazny, Chair