

RECORD OF PROCEEDINGS

Minutes of

Meeting

Held April 23, 20 2025

The Etna Township Board of Zoning Appeals met on Wednesday, April 23, 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 5:59 PM by Rachel Zelazny.

Members Present

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

Members Absent

Others in Attendance

Holly Palumbo, Roxanna DiYanni, Ted Walker, Liz Fields, Kevin Bower, Erika Walker of SignAffects, and Josh Carte

Ted Walker, Liz Fields, Kevin Bower, Erika Walker, and Josh Carte were all sworn in.

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: Johnny Cremeans

Seconded by: Anthony Gilmore

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

Carried 5-0

3. Board of Zoning Appeals Announcements and Comments

There will be no cases for the month of May.

4. Adoption of Meeting Minutes

- a. Motion to waive the public reading and to approve the minutes from the January 22, 2025, Regular Meeting and the March 26, 2025, Organizational Meeting

BZA-2025-01-22 Draft Minutes.doc 

BZA-2025-03-26 Special (Training).doc 

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

Moved by: Jason Robinson

Seconded by: Anthony Gilmore

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

Carried 5-0

5. Application: VA-250002 Kevin Bower

Held April 23, 20 2025

VA-250002 Bower.pdf 

Application VA-250002 was heard for an accessory structure variance. The structure is located at 10606 Watkins Road. The zoning code limits accessory structures to 800 sq ft. Mr. Bower requests 1,200 sq ft. The zoning staff considers the variance substantial; and the applicant could build an 800 sq ft garage without a variance. The board has the option to approve, approve with conditions, or deny the variance. Mr. Bower noted there are neighboring properties that have 1,620 sq ft structures and some lots are smaller. There is no official definition of "substantial" in the zoning code. The substantial variance has not been voted on by the Board of Trustees. There may be existing larger structures that may predate the current zoning regulations.

Liz Fields with McBride Dale read the staff report. Mrs. Fields stated McBride Dale does not give recommendations but does give optional motions.

Mr. Bower purchased the property in 1977, and the property was zoned Agriculture at that time. Ms. Zelazny asked when the property was rezoned, and our zoning was unsure when it was rezoned to R2. Ms. Zelazny stated the neighboring properties having bigger structures than Mr. Bower is wanting to build it would not alter the visual appeal or appearance of the property. Mr. Gilmore agreed it would not change the overall look or feel of the property. Mr. Robinson, Mr. Cremeans and Mr. Fulmer agreed.

The board voted to approve the variance with no conditions.

Motion to approve variance application VA-250002

Moved by: Johnny Cremeans
Seconded by: David Fulmer

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

Carried 5-0

6. **Application: VA-250003 SignAffects North Elevation**
VA-250003 SignAffects North.pdf

Application VA-250003 was heard by the Board of Zoning Appeals. SignAffects applied for a variance for the Jersey Mike's located at 102 Etna Crest Blvd. The signs do not meet code due to location on a private, not public road. The board discussed wayfinding benefits for customers, employees, and delivery drivers. There are nearby businesses that have similar signage on non-public facing sides. The signage is expected to improve traffic flow and business identification.

Ms. Zelazny mentioned the surrounding businesses that have the same signage, including Chipotle, Starbucks and Speedway. Mr. Cremeans agreed that it would help people driving from 310 to be able to locate the business, as well as direct deliveries. Everyone agreed.

The board voted to approve the variance with no conditions.

Motion to approve variance application VA-250003

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Moved by: Johnny Cremeans
Seconded by: Anthony Gilmore

Yes Anthony Gilmore, David Fulmer, Rachel Zelazny,
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Carried 5-0

7. Application: VA-250004 SignAffects West Elevation
VA-250004 SignAffects West.pdf

The Board of Zoning Appeals reviewed both applications for SignAffects regarding Jersey Mike's. The Board of Zoning Appeals approved application VA-250004 for the same reasons as stated under application VA-250003.

Motion to approve variance application VA-250004

Moved by: Jason Robinson
Seconded by: Johnny Cremeans

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

Carried 5-0

8. Application: VA-250005 Samantha Sasfy
VA-250005 Sasfy.pdf

Ms. Zelazny stated at the beginning of the hearing she had served on the football board with Mr. Carte last football season. Ms. Zelazny is no longer on that board and their kids are not on any of the same sport teams together. There will be no conflict of interest or bias. The opportunity was given to both the applicant and the board for Ms. Zelazny to recuse herself. There were no objections. Ms. Zelazny remained on the case.

Application VA-250005 was heard for an accessory structure variance. The structure is located at 10088 Loop Road. The zoning code limits accessory structures to 1600 sq ft. Mr. Carte requests 2,880 sq ft. The purpose of constructing the pole barn is for family recreational use. Mr. Carte provided the setbacks which are all in compliance with zoning. The property owner, located at 9966 Loop Road, was not notified. The board discussed the 10-day public notice requirement and the need to notify all adjacent property owners for a new hearing. Mr. Carte provided letters of support from other neighbors. There will be no business planned, and it is strictly for residential use. Mr. Carte intends to maintain the tree buffer between properties to minimize visual impact. Mr. Carte is willing to reduce the size of the pole barn if needed.

The board tabled the hearing pending neighbor notification, and a new hearing will be scheduled in 2-4 weeks.

Motion to table Variance application VA-250005

Moved by: David Fulmer

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Seconded by: Anthony Gilmore

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Carried 5-0

9. Adjournment

Recommended Action: T to adjourn at 7:16 p.m.

Moved by: Jason Robinson

Seconded by: Johnny Cremeans

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

Carried 5-0


Rachel Zelazny, President