

Held

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The Etna Township Zoning Commission met on August 7, 2013 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was audio recorded for the township records. The meeting was called to order at 7:10 p.m. by Chairman Essex. The Pledge of Allegiance was recited. Roll call showed the following members present: Randy Snider, Robert Essex, Gil Guttentag, Lisa Loudenslager, and clerk Laura Brown. Freddie Latella arrived at 7:15 p.m.

Gil Guttentag moved to adopt the agenda. The motion was seconded by Lisa Loudenslager and passed without objection.

Zoning Commission Announcements and Comments – None

Public Hearings at 7:10 p.m.

Chairman Essex moved to open the public hearing at 7:10 p.m for Map and Text Amendment AM-13-04. The motion was seconded by Gil Guttentag. The roll call on the motion was as follows: Randy Snider, yes; Robert Essex, yes; Gil Guttentag, yes; and Lisa Loudenslager, yes; motion passed 4-0.

Chairman Essex reviewed the process. The application was submitted by the Zoning Commission for map amendments to rezone from Medium Density Residential District (R-3) to Single Family Residential (RS) for Willow Creek Condominiums off of Palmer Road, Pepper Tree Subdivision off of Pike Street; and 1387, 1363, 1355, 1331, 1273, 1259, 1245, 1231, and 1217 Pike Street. In addition, text amendments to the Zoning Resolution to Article – 8 and Article – 9 to remove the Medium Density Residential District (R-3) language. The application AM-13-04 was forwarded to the Licking County Planning Commission on July 12, 2013. The public hearing notice was advertised in the Pataskala Standard on July 25, 2013. Letters were mailed to property owners on July 30, 2013. The Licking County Planning Commission staff and Planning Commission both recommended conditional approval.

Rob Platte, Township Administrator, reviewed the map amendment. The Peppertree Subdivision will considered legal non-conforming which will not cause any zoning issues. The Willow Creek Condominiums could be built out following the existing plan. If they do not wish to continue as planned the property would fall under the Single Family Residential District.

Gary McGarvey of 1231 Pike Street inquired on how many years Maronda would have to build. Rob Platte stated the Development Plan as originally planned does not expire.

Brian Kelley of 855 Strawberry Hill confirmed that Maronda can build out the condominiums as planned.

Tonie Barth of 107 Weeping Willow Drive was checking if Maronda can still build out the condominiums as planned. They can build houses if the rezoning is approved. Apartments would not be permitted.

Bessie McGarvey of 1231 Pike Street discussed the letter that was received in the mail. Rob Platte stated the house is zoned R-3 which allows for condominiums. This rezoning has nothing to do with the upgrades to Pike Street.

Freddie Latella stated this process is basically to clean up the Zoning Resolution and the Zoning Map.

Janet Bartholow of 114 Dusky Willow asked if the bankruptcy effects this rezoning. This would not affect the bankruptcy but would benefit the home owners. The condominium owners are working on taking over the association.

Freddie Latella moved to close the public hearing at 7:41 p.m. The motion was seconded by Randy Snider. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Gil Guttentag, yes; and Lisa Loudenslager, yes; motion passed 5-0.

Chairman Essex discussed the fact that Article 8 was updated and is not officially in the Zoning Resolution. The Board of Trustees did pass the amendment on August 6, 2013. It is recommended to delete the R-3 in the Zoning Resolution and Map completely.

Robert Essex moved to recommend to the Board of Trustee approval of map and text Amendment AM-13-04 submitted by the Zoning Commission for map amendments to rezone from Medium Density

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Residential District (R-3) to Single Family Residential (RS) for Willow Creek Condominiums off of Palmer Road, Pepper Tree Subdivision off of Pike Street; and 1387, 1363, 1355, 1331, 1273, 1259, 1245, 1231, and 1217 Pike Street. In addition, text amendments to the Zoning Resolution to Article – 8 and Article – 9 to remove the Medium Density Residential District (R-3) language. The motion was seconded by Gil Guttentag. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Gil Guttentag, yes; and Lisa Loudenslager, yes; motion passed 5-0.

Minutes

The Zoning Commission discussed the minutes from the June 19, 2013 meeting and how detailed the Zoning Commission wants them.

Robert Essex moved to waive the public reading and to approve the minutes from the July 10, 2013 regular meeting as corrected. The motion was seconded by Lisa Loudenslager and passed without objection with Freddie Latella abstaining.

Old Business

Pet/Animal Regulations


Robert Essex suggested having some speakers come to the meetings in September. Rob Platte will get the complete Pet Regulations from Violet Township. Randy Snider will try to line someone up with the Ohio State Agricultural Department.

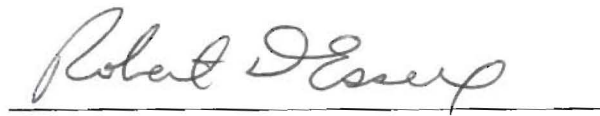
The Zoning Commission will not meet until September 4, 2013.

Gil Guttentag moved to adjourn the meeting at 8:22 p.m. The motion was seconded by Randy Snider and passed without objection.

Approved 9-19-13

Approved as corrected/amended _____


Laura Brown, Clerk


Robert Essex, Chairman