

Held _____ 20 _____

The Etna Township Zoning Commission met on March 5, 2014 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 6:03 p.m. by Chairman Essex. The Pledge of Allegiance was recited. Roll call showed the following members present: Randy Snider, Freddie Latella, Robert Essex, Lisa Loudenslager, and clerk Laura Brown. Mark Painter was absent.

Robert Essex moved to amend the agenda to add Annual Organization of Zoning Commission Officers' after the public hearing. The motion was seconded by Freddie Latella and passed without objection.

Randy Snider moved to approve the agenda as amended. The motion was seconded by Freddie Latella and passed without objection.

Zoning Commission Announcements and Comments – None

Minutes

Freddie Latella moved to waive the public reading and to approve the minutes from the February 19, 2014 regular meeting. The motion was seconded by Randy Snider and passed without objection.

Public Hearing

Robert Essex moved to open the public hearing at 6:08 p.m. for map amendment AM-14-01 submitted by Ryan Haire for parcel #010-017028-00.000, located at 10176 Lynns Road. The applicant is requesting a rezoning from Light Manufacturing (M1) to General Business (GB). The motion was seconded by Randy Snider. The roll call on the motion was Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; and Lisa Loudenslager, yes; the motion passed 4-0.

Robert Essex reviewed the map amendment. The Licking County Planning Commission and their staff both recommended denying the rezoning. They had concerns with traffic and whether it was an appropriate district.

Rob Platte, Township Administrator, stated for the record the application was received February 7, 2014 and Licking County Planning Commission heard the amendment on February 28, 2014. The parcel is 31.739 acres. Licking County Planning Commission stated this rezoning does not conform to the recent Comprehensive Plan for Etna Township that was adopted in 2011. These properties were zoned this way prior to the adoption of the Comprehensive Plan was approved. The concern from Licking County Planning was with the traffic. This property is currently zoned Manufacturing and if developed would have the semi truck traffic.

Robert Platte discussed the permitted uses in the General Business District. Freddie Latella stated the General Business District would regulate the size of facility. The General Business District would permit daily traffic concerns. The Zoning Commission discussed the traffic concerns. Rob Platte stated Licking County Planning Commission would regulate the upgrades to the curve on Lynns Road and entrance to the property.

Public Comments

Larry Shoaf of 10062 Lynns Road discussed the turn and the additional traffic. Larry stated that semi trucks have tried to come down Lynns Road and would have to turn around.

Aaron Carroll of 10095 Tollgate Road owns the property to the west of this property along Tollgate Road.

The Zoning Commission discussed the options regarding recessing or closing the public hearing. The Zoning Commission would like to contact the applicant to verify why they did not attend the hearing. Rob Platte will contact the applicant, check on the requirements from Licking County Planning Commission for the road, and check on water and sewer requirements.

Freddie Latella moved to recess the public hearing until April 2, 2014. Robert Essex seconded the motion. The roll call on the motion was Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; and Lisa Loudenslager, yes; the motion passed 4-0.

Annual organization of Zoning Commission Officers'

The meeting was turned over to the clerk, Laura Brown, for the election of the chairman.

Randy Snider nominated Robert Essex. The nominations were closed. Roll call: Randy Snider - Robert Essex; Freddie Latella – Robert Essex; Robert Essex - abstained; and Lisa Loudenslager - Robert Essex. Robert Essex will be the Chairman.

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The meeting was turned back over to Chairman Robert Essex for the nominations for Vice Chairman.

Randy Snider nominated Lisa Loudenslager for Vice Chairman. The nominations were closed. Roll call: Randy Snider – Lisa Loudenslager; Freddie Latella – Lisa Loudenslager; Robert Essex – Lisa Loudenslager; and Lisa Loudenslager - abstained. Lisa Loudenslager will be the Vice Chairman.

The Technical Review Board schedule as follows: Jan/Feb/March – Randy Snider & Freddie Latella; April/May/June-Robert Essex & Mark Painter; July/August/Sept – Lisa Loudenslager & Randy Snider; and Oct/Nov/Dec – Freddie Latella & Robert Essex.

Robert Essex moved to adopt Roberts Rules of Order for the meeting rules. The motion was seconded by Freddie Latella and passed without objection.

Robert Essex moved to place the public notices in The Pataskala Standard and using The Newark Advocate when there are time constraints. The motion was seconded by Randy Snider and passed without objection.

Robert Essex moved to adopt the Administrative Procedure as follows: A zoning amendment application shall be considered to be filed with the Zoning Commission when the applicant has filed the application with the Clerk of the Zoning Commission. The Clerk shall proceed with the zoning amendment process as outlined in Article 6 of the Etna Township Zoning Resolution. The foregoing procedure shall in no way prevent an applicant from filing a zoning amendment application with the Zoning Commission during a public meeting. The motion was seconded by Randy Snider and passed without objection.

Robert Essex moved to approve the regular meetings on the first and third Wednesday’s at 6:00 p.m. The motion was seconded by Randy Snider and passed without objection.

Robert Essex moved to appoint Laura Brown as the Zoning Commission Clerk with an hourly rate equal to that established for her duties as township secretary by the Board of Trustees. The motion was seconded by Randy Snider and passed without objection.

Old Business

Article 6 – Amendment

Robert Essex moved to amend the Zoning Resolution in Article 6 – Amendment, to Section 612 Action by the Board of Township Trustees to change the word “unanimous” to “Majority”. The motion was seconded by Freddie Latella and passed without objection.

Article 4 – Non-Conformities Text Amendment

Rob Platte discussed the recommended changes to Article 4. This will be reviewed and started at the next meeting.

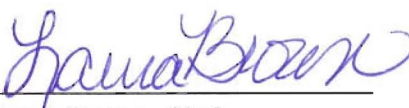
Article 9 – NAICS Code 531130 Lessors of Miniwarehouses and Self-Storage Units

Rob Platte discussed the recommended changes to Article 9 regarding the Lessors of Miniwarehouses and Self-Storage Units. Rob Platte is recommending a restriction regarding outdoor storage and permitting this under Conditional Use so the Board of Zoning Appeals can place restrictions on the business if needed.

Randy Snider moved to adjourn at 7:24 p.m. The motion was seconded Lisa Loudenslager and passed without objection.

Approved 4-2-2014

Approved as corrected/amended _____


Laura Brown, Clerk


Robert Essex, Chairman