

Held \_\_\_\_\_

20 \_\_\_\_\_

The Etna Township Zoning Commission met on April 2, 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. The roll call showed the following members present: Randy Snider, Freddie Latella, Robert Essex, Mark Painter, Lisa Loudenslager, and clerk Laura Brown.

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

#### **Zoning Commission Announcements and Comments – None**

#### **Minutes**

Randy Snider moved to waive the public reading and to approve the minutes from the March 5, 2014 regular meeting. The motion was seconded by Lisa Loudenslager and passed without objection.

#### **Public Hearing**

Mark Painter moved to open the public hearing for Map Amendment AM-14-02 submitted by the Zoning Commission for Article 6 Amendment to Section 612. The motion was seconded by Freddie Latella. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Mark Painter, yes; and Lisa Loudenslager, yes; the motion passed 5-0.

Chairman Essex reviewed the application that was submitted to Licking County Planning Commission. Both the Licking County Planning Commission and staff recommend approval of the zoning amendment application.

Rob Platte, Township Administrator, recommends approval of the amendment.

Freddie Latella moved to close the public hearing at 6:07 p.m. The motion was seconded by Mark Painter. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Mark Painter, yes; and Lisa Loudenslager, yes; the motion passed 5-0.

Freddie Latella moved to recommend to the Board of Trustees to approve the text amendment as presented to change the word “unanimous” to “majority” in Section 612. 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; Mark Painter, yes; and Lisa Loudenslager, yes; the motion passed 5-0.

#### **Old Business**

Robert Essex moved to re-open the public hearing at 6:09 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 and passed without objection.

Zoning Commission member Mark Painter was absent during the public hearing on March 5, 2014 and was updated on the information.

Rob Platte, Township Administrator, has met with Licking County Planning Commission and applicant since the public hearing on March 5, 2014. Rob Platte feels the rezoning to General Business would be better than adding the use to the Manufacturing (M1). The rezoning would not be in compliance with the Comprehensive Plan. Rob Platte reviewed the Future Land Use Map. The Licking County Planning Commission makes recommendations per Ohio Resided Code regarding our Comprehensive Plan.

Rob Haire with RCD sales explained what they plan on doing if the rezoning is approved. They are proposing to build a facility to be a showroom area for RV sales. The storage facility would remain and would run with conjunction with the RV Business.

Ryan Haire stated they use the Lynns Road as a test drive currently and do not have a concern with the curve on Lynns Road. They go down Lynns Road to Palmer Road and back up S.R. 310.

Rob Platte, Township Administrator, discussed the concerns regarding traffic. The decision on a rezoning should not be based on the condition of the road. If the rezoning is approved Licking County Planning Commission requires a Major Development Review and the road upgrades are determined at that time.

Ryan Haire stated they have not researched the cost for road improvements. They currently do not have issues with traffic at this time.

RECORD OF PROCEEDINGS

0101

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

April 2,

2014

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

Robert Essex discussed the concerns for the other uses permitted in the General Business District. The concern is if the RV business does not develop then other uses could be developed there that would have a higher traffic use. Rob Platte discussed the likely hood that other General Business Districts would go in on this property.

Rob Platte discussed the water and sewer requirements. Ryan Haire will hook into the water and sewer for this development.

Ryan Haire stated they would like to be in there and operating by 2015. They have hired civil engineer and will be submitting to Licking County Planning Commission by June 1<sup>st</sup>.

Larry Shoaf of 10062 Lynns Road provided a picture of a box truck that tried to go down Lynns Road and got stuck. This happens frequently because when they come down International Drive they have no choice but to try and turn around on Lynns Road. Mr. Shoaf showed pictures that show issues with the road and the view at the corner of International Trucks property. Mr. Shoaf has concerns with safety and the large vehicles trying to turn on the corner.

Freddie Latella explained the property is already zoned Manufacturing and could be developed.

Rob Platte explained the road improvements will be considered during the Major Development Review process with Licking County Planning Commission and Etna Township.

Robert Essex moved to close the public hearing at 7:09 p.m. The motion was seconded by Freddie Latella. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Mark Painter, yes; and Lisa Loudenslager, yes; the motion passed 5-0.

Freddie Latella moved to recommend to the Board of Trustees to approve the 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. Discussion: The Zoning Commission discussed other options and the similar uses in this area. The roll call was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, no; Mark Painter, yes; and Lisa Loudenslager, yes; motion passed 4-1.

Robert Essex moved to initiate the process to amend the Zoning Resolution in Article 4 - Non-Conformities Text Amendment. The motion was seconded by Lisa Loudenslager. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Mark Painter, yes; and Lisa Loudenslager, yes; the motion passed 5-0.

Robert Essex moved to initiate the process to amend the Zoning Resolution in Article 9 – NAICS Code 531130 Lessors of Miniwarehouses and Self-Storage Units. The motion was seconded by Freddie Latella. The roll call on the motion was as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, yes; Mark Painter, yes; and Lisa Loudenslager, yes; the motion passed 5-0.

Mark Painter moved to adjourn at 7:19 p.m. The motion was seconded Randy Snider and passed without objection.

Approved May 7, 2014

Approved as corrected/amended \_\_\_\_\_

Laura Brown  
Laura Brown, Clerk

Robert Essex  
Robert Essex, Chairman