

July 11,

2023

Held _____

_____ 20 _____

The Etna Township Zoning Commission met on July 11, 2023, in the Etna Township Hall for the purpose of conducting a regular meeting. The meeting was called to order at 6:02 p.m. by Vice Chair Olson. The Pledge of Allegiance was recited. Roll call showed the following members present: Shelly Marie Ipacs, Dave Olson, Litichia McIntyre (arrived at 6:07 p.m.), Adam Kelley, and clerk Laura Brown. Steven Smith was excused.

Shelly Marie Ipacs moved to adopt the agenda as presented. The motion was seconded by Adam Kelley and passed by unanimous affirmative vote.

Minutes

Adam Kelley moved to waive the public reading and to approve the minutes from the June 13th, 2023, meeting as presented. The motion was seconded by Shelly Marie Ipacs and passed without objection.

New Business - None

Announcements and Comments –

Litichia McIntyre discussed the Trustee Meeting on July 18, 2023, with the speaker Dale Arnold with the Ohio Farm Bureau regarding Solar Farms. The Zoning Commission members will attend, and a joint meeting is not needed at this time. John Singleton explained that at this time there is no Zoning District that permits Solar, so it is not a permitted use in Etna Township. The township does not have a say if it is over 50 megawatts. If someone came into the Zoning Office today for a permit for solar, under 50 megawatts, it would be denied. The information from the Ohio Township Association was emailed to the Zoning Commission. The Zoning Commission will discuss Solar at their next meeting.

The Zoning Commission will hold a Special Meeting on Monday, July 24, 2023, because the Board of Zoning Appeals has hearings this month.

Old Business – Work Session regarding Zoning Resolution – Article 10 and Article 2

The Zoning Commission reviewed the modifications for Article 10 and new definitions for Article 2.

The Zoning Commission discussed the proposed definition for glare. The method of measuring the glare was discussed. John Singleton discussed photoelectric and the cost of the meters. Dave Olson provided definitions for Objectionable Condition, Special Event, Festival, and Glare. The Zoning Commission discussed the proposed definitions and whether they would need to be permitted events. The Trustees set the fee and requirements for requiring Zoning Permits. Cultural and religious events happening in communities were discussed. The definitions for Special Event and Festival will go with the proposed Mobile Food Vendor/Food Truck text amendment. The Zoning Commission is fine with the proposed definitions for Special Event, Festival, Objectionable Condition, and Glare.

Public Comments

Gary Burkholder of 254 Trail East discussed the small Solar Farms, the information from the Ohio Township Association, and the information from Trustee Mark Evans. Mr. Burkholder discussed the opinion on solar farms from the Prosecutor’s Office and John Singleton will check if it is Attorney Client Privilege prior to releasing the information. John Singleton verified that Sheetz will not be installing the Semi-Truck pumps. The Zoning Commission is still working on the updates to the NAICS Codes.

George Schneider of 181 Trail East discussed Refugee Road and truck traffic along with the cost of the road improvements and who is going to pay for them. It was explained to Mr. Schneider what the Zoning Commission does and recommended he attend a Trustee meeting or reach out to them or the Township Administrator, Nita Hanson.

Ryan Davis of 8807 Watkins Road discussed Solar and Centerburg Schools had a fire from the rooftop solar unit.

Litichia McIntyre moved to adjourn at 7:14 p.m. The motion was seconded by Dave Olson and passed without objection.


Laura Brown, Clerk


Litichia McIntyre, Chair