

August 9,

2023

Held \_\_\_\_\_

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The Etna Township Zoning Commission met on August 9, 2023, in the Etna Township Hall for the purpose of conducting a special meeting. The meeting was called to order at 5:12 p.m. by Chair McIntyre. The Pledge of Allegiance was recited. Roll call showed the following members present: Shelly Marie Ipacs, Adam Kelley, Dave Olson, Litichia McIntyre, Steven Smith, and clerk Laura Brown.

Dave Olson moved to adopt the agenda as presented. The motion was seconded by Steven Smith and passed without objection.

**Announcements and Comments –**

Sheetz has moved the tentative opening date to the end of August.

**Minutes**

Shelly Marie Ipacs moved to waive the public reading and to approve the minutes from the July 24<sup>th</sup>, 2023, meeting as presented. The motion was seconded by Dave Olson and passed without objection.

**New Business - None**

**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 text in red will come out and the text in green will go in.

Zoning Inspector John Singleton provided information regarding Table 1005A Maximum Square Footage for accessory structures. The Board of Zoning Appeals is hearing more request for larger buildings. When the buildings are substantially over the request is usually denied. The Board of Zoning Appeals requested that the Zoning Commission look at this section. The Zoning Commission discussed ways to permit larger buildings for properties with more acreage. The buildings that are used for Agricultural would follow the Ohio Revised Code and could be exempt from Zoning. The township has Agricultural Zoned properties which are not being used for agriculture where Zoning Permits are required. The zoning districts and the requirements for each district were discussed. The intent of the maximum square footage language was discussed. The Zoning Commission discussed the larger lots require a Conditionally Permitted Use from the Board of Zoning Appeals. John Singleton will discuss this option with the Licking County Prosecutor's Office.

The language for increasing the fence height for schools to eight foot will be added. The solar requirements for freestanding solar in Tables 1005B and 1005C were discussed and it currently requires a Conditional Permitted Use. The Board of Zoning Appeals could put conditions when permitting the use such as buffering, location, or size. Solar in Table 1005B will be removed. John Singleton will request an opinion from the Prosecutor's Office regarding the size of solar for the Conditional Permitted Use.

A final draft of this text will be forwarded to the Licking County Prosecutor's Office and the Licking County Planning Commission for review. If the amendment is ready after reviewing it will be sent to the Licking County Planning Commission to be heard at the September 2023 meeting.

The Zoning Commission discussed the NAICS codes for solar and medical marijuana and these will be addressed when finishing the Article 9 text amendments.

**Public Comments**

Gary Burkholder of 254 Trail East thanked the Zoning Commission for moving the text amendment forward and making progress on solar.

Adam Kelley moved to adjourn at 6:12 p.m. The motion was seconded by Steven Smith and passed without objection.

  
Laura Brown, Clerk

  
Litichia McIntyre, Chair