

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

The Etna Township Zoning Commission met on November 28, 2023, in the Etna Township Hall for the purpose of conducting a regular meeting. The meeting was called to order at 6:00 p.m. by Chair McIntyre. The Pledge of Allegiance was recited along with a moment of silence for Tuscarawas Valley. Roll call showed the following members present: Shelly Marie Ipacs, Dave Olson, Litichia McIntyre, Adam Kelley, Steven Smith, and clerk Laura Brown.

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

**Announcements and Comments – None**

**Minutes**

Dave Olson moved to waive the public reading and to approve the minutes from the November 14, 2023, meeting as presented. The motion was seconded by Adam Kelley and passed without objection.

**New Business**

**Jim Lenner with Neighborhood Strategies – Etna Township 2023 Comprehensive Plan**

The Zoning Commission was provided copies of the 2023 Comprehensive Plan dated 9/11/2023 to review prior to this meeting. Mr. Lenner provided highlights of the plan. The committee started work on the plan in June of 2022. The committee issued a Community Survey mailing approximately six thousand to property owners and received around seven hundred responses back. This plan recommends the township implement a Form Based Zoning Code which is more focused on how things are built compared to density and land use. This is more for the Old Etna portion of the township. Saint Albans Township has adopted this in one area of the township and Madison Township is in the process of adopting a Form Base Code for a corridor. This type of zoning helps preserve the rural character. Mr. Lenner explained the recommendation for the Implementation Committee which would be for the Board of Trustees to do. This is very important with Etna Township being a high growth area. The Future Land Use map was reviewed. The committee created some development guidelines on page sixty-eight that are to be looked at when redoing the zoning or evaluating a development coming into the township. The Land Use Policy starts on page one hundred and two. The survey results are in the back of the document.

Mr. Lenner explained the Ohio Revised Code does not have a specific process on adoption of a Comprehensive Plan. It is up to each community to come up with how to adopt the Comprehensive Plan. This is a policy and not a law, it is a guideline. The Comprehensive Plan is supposed to speak for the residents of Etna Township. The recommendation is that townships follow the rezoning process which is a public hearing and recommendation to the Board of Trustees. Mr. Lenner believes it was a unanimous vote from the committee to adopt this plan.

Dave Olson provided a list of suggested modifications. The plan has a large amount of data presented by text, graphs, pictures, and maps that could be improved, they are difficult to read. On page 17 the resident nationalities do not add up to the total Etna Township Residents listed in the same paragraph and the same with the numbers in the employment section. The SR310 Corridor Plan is referenced on page 25 and can be found in the current Comprehensive Plan on the township website. The current Zoning Map will need to be updated prior to adoption. The acronyms on page 32 need to be defined. The definition of “community” throughout the plan references Etna Township as a whole. The reference that zero people in the township are in an agricultural business in the township seems incorrect and maybe an explanation of what source was used for this number. Adding a definition section would help a resident who is reading this document. Dave Olson discussed page 14 regarding the Survey Results and Mr. Lenner explained all the community surveys are a public record.

Steven Smith posed the question “Is Etna Township that unique?” Mr. Lenner feels Etna Township is the most populous township and diverse in terms of development pressure with I70 and SR310. The Etna community is very unique.

Adam Kelley requested clarification on Form Based Zoning. Mr. Lenner explained this is for Etna Proper to extend Old Etna. Mr. Lenner recommended looking at the draft of Saint Albans Township. It is focused on pedestrian versus vehicular traffic. This is not township wide but specific to the SR310 area. A sample document was provided to Zoning Commission members in October of 2022.

Shelly Marie Ipacs read the definition of Form Based Zoning which focuses on building form as it related to streetscape and adjacent uses. Encourages mixed use. Relies on design concepts and patterns intended to preserve the assets and character of a community. On page 97 Section 11 Regional Sector Area promotes a form-based development pattern.

The Zoning Commission discussed the Comprehensive Plan being available digitally on-line and how far it can be taken with google maps options.

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 28,

2023

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

Dave Olson will meet with Jim Lenner to review all the concerns.

The Zoning Commission discussed the process. Providing on-line ways to provide feedback was discussed. Mr. Lenner explained it is approximately one hundred and ten dollars per copy to print the draft. The Trustees would need to approve any additional costs and at this time Mr. Lenner does not see any additional expenses. Chair McIntyre will touch base with the Trustees input regarding process. A tentative public hearing on January 9, 2024, at the Zoning Commission meeting will be planned. A PowerPoint presentation and a couple display boards could be used during the public hearing.

**Old Business - None**

**Public Comments –**

Gary Burkholder of 254 Trail East thanked the Zoning Commission and was impressed by the detail of their questions. Mr. Burkholder would like to have an updated Zoning Map and is supportive of more public hearings for public input.

Steven Smith moved to adjourn at 7:01 p.m. The motion was seconded by Shelly Marie Ipacs and passed without objection.

  
Laura Brown, Clerk

  
Litichia McIntyre, Chair