

January 23,

2024

Held _____ 20 _____

The Etna Township Zoning Commission met on January 23, 2024, 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. Roll call showed the following members present: Shelly Marie Ipacs, Dave Olson, Litichia McIntyre, Adam Kelley, Steven Smith, and clerk Laura Brown.

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

Announcements and Comments – None

Minutes

Dave Olson moved to waive the public reading and to approve the minutes from the January 9, 2024, meeting as presented. The motion was seconded by Adam Kelley and passed without objection.

Old Business –

Comprehensive Plan Presentation

Jim Lenner presented an overview of the Comprehensive Plan. The plan is broken down into a few different elements. Each element has maps, text, implementation steps and policies that the committee had recommended. The Future Land Use and the Comprehensive Plan is a policy. It is a guiding document that the Zoning Commission, Trustees, and administration should use to make decisions. The township does not have to go with it but should have a decent reason why not to. This is not a Zoning Map and does not have to follow parcel lines and can bleed into other districts. The Comprehensive Plan is a guide to look into the future where zoning is here and now and legally binding to follow.

The planning process was started in 2022 and the committee met several times. A Community Survey was sent out. The plan was constructed using the committee’s input. Approximately ten of the fifteen members of the Comprehensive Planning Committee were present to unanimously recommend approval of the plan. The Zoning Commission will review the plan and then forward it for approval by the Board of Trustees. There were fourteen committee meetings from August 2022 to August 2023. The postcards for the Community Survey were mailed to five thousand, nine hundred and five property owners with 11.7% response. The Active Transportation and Surface Transportation maps were reviewed. These are to be used as a tool for future development and used for funding opportunities. The Licking County Auditor was used to obtain the information for the Existing Land Use table and map. Jim Lenner explained that the data in the Comprehensive Plan comes from different resources such as the Licking County Auditor or US Census Data and sometimes the numbers will not match. The sources will be identified in the plan to help explain the different numbers.

Jim Lenner discussed Form Based Code and the Transect Zones. Form Based Code is purely just making sure the buildings are harmonious with the pedestrian access and cars take a back seat to development. It is to get people out of their vehicles and to interact with each other. This is not over the entire township but is specific to the Village Center areas. This is a new concept and no one in Licking County is currently using this concept. Jim Lenner used Granville as an example of a people focused area. The Future Land Use table and map were reviewed. The availability of water and sewer will be important for development. The table of recommended density for each use area was reviewed. The residential on the west side of Etna Township with the higher density is an attempt to hold off annexation. The township park is also shown on the map. The committee discussed residential density and agreed with three units per acre for Planned Residential with open space requirements. This will have to be implemented in the Zoning Resolution. The Buffering recommendations were discussed. This would also have to be implemented in the Zoning Resolution. The Trustees will need to form an Implementation Committee for efficient progress monitoring and coordination.

Jim Lenner reviewed the next steps being minor grammatical edits and clarifications and the maps will be redrawn to better visualize data. A Final Draft will be printed and sent to the Trustees. The Board of Trustees will have final authority to adopt the plan. The survey will be an appendix to the plan.

Adam Kelley discussed the map showing the intersections and roads and asked what criteria was used to determine these areas. Jim Lenner said it was anecdotal. Mink Street is not wide enough. There is not any science behind the determination. Some roads were based on the connector down to US33, SR310 was discussed, and what was happening regionally. The crash map was created to show areas with high accidents. The Future Land Use Map was reviewed.

Shelly Marie Ipacs discussed the area on the map showing residential that should help with possible annexation into the City of Reynoldsburg. The threat of the annexation into the City of Reynoldsburg was discussed.

DAYTON LEGAL BLANK, INC. FORM NO. 10148

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Public Comments --

John Kennard of 10785 Palmer Road inquired on what the goal of the Comprehensive Plan was; is it to control farmers developing and selling their land; is it to accommodate the residents living in developments that want to keep that country environment. Mr. Kennard discussed property taxes and farms in the area that are for sale. This plan could affect the farmers' ability to sell their land. Mr. Kennard does not feel the warehouses in the area affect the residents.

Litichia McIntyre explained that this is a suggestion and the purpose of the Zoning Commission. The Community Survey was to obtain the opinion of the community.

Jim Lenner explained the Comprehensive Plan is a tool to guide development. There was at least one farmer on the committee. The committee did discuss the concerns of the farmers.

Manoj Pokala of 13541 Palmer Road discussed the recommended density. Mr. Pokala attended the previous Zoning Commission meeting and expressed concerns. In the discussions during the Comprehensive Planning Committee meetings the density started at 5 units per acre. Mr. Pokala discussed developers' concerns with density requirements. Inflation has increased costing the development of land to increase. Because of Intel coming to the area the need for residential has increased. Mr. Pokala requests the density be increased from 3 units to 4 units to help with the cost of the development.

Adam Kelly asked Mr. Pokala if he knew what the cost difference would be in increasing the density from 3 units to 4 units for the average cost of the home. Mr. Pokala can provide that information but believes it is a 150K difference.

Jim Lenner feels density was a hot topic during the meetings. The Zoning Commission could recommend the density be modified. The Trustees can also modify the density.

Matthew Rausenberg of 46 Cedar Park Boulevard agrees that density is a hot topic. Mr. Rausenberg moved from the City of Pataskala to Etna Township because of the density. Mr. Rausenberg would like to see more single-family homes and rural residential and feels there is a market for this type of density. The developer makes more money with the higher density. The neighborhood residential area was discussed along with what farmers can do on their property.

Jim Lenner explained the differences in the designations. The big box, the manufacturing, and the warehouses are employment generators and those were kept around the intersections. Neighborhood Commercial and Village Commercial are retail, professional offices, and medical offices; more everyday places that individuals would go to. The existing warehouses, commercial businesses, and future developments were discussed. Connecting the walking and biking areas was discussed along with providing wider paths with buffering.

Ryan Davis of 8807 Watkins Road served on the Comprehensive Planning Committee and discussed the time it has taken along with all the meetings that were held to complete this plan. The committee used the Community Surveys and based this plan on community input. Mr. Davis does not feel catastrophic changes are needed to this plan because of the work done by the committee.

Kevin Rook of 1136 Columbus Street questioned the residential uses located on Columbus Street and the plan referencing Columbus Street being a collector street. Mr. Rook inquired if Columbus Street was going to be re-opened at S.R. 310. Columbus Street was referenced on page 73 of the plan.

Jim Lenner explained that residential use can remain, and commercial uses can be added to this area along South Street and Columbus Street as an example. The plan shows Columbus Street being improved but not opening this access up in the future.

Rachel Zelazny of 10141 Tollgate Road asked where Mr. Lenner got the Surface Transportation map from. Jim Lenner created the map. Mrs. Zelazny asked about number seven on the map because the road goes through her property and house. This road location was discussed. Mrs. Zelazny has received calls from developers wanting to purchase the property. Mr. Lenner explained the road locations on this map are general locations.

Ashley King of 75 Trail East was on the Comprehensive Planning Committee and explained the large amount of residential recommended in the plan is a combination of what is already in the township and approved developments.

Jim Lenner will have the updated plan completed in two to three weeks.

RECORD OF PROCEEDINGS

0303

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

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The Zoning Commission discussed how to proceed. The members would like time to do some more research on the recommended density. The comments and concerns this evening will be reviewed. The impact on the schools was discussed regarding density.

The Zoning Commission’s next meeting will be on February 13, 2024. Jim Lenner will not attend this meeting due to prior commitments.

NAICS Codes Text Amendment Update

The Zoning Commission is working on updating the formatting per a recommendation from the Licking County Prosecutor’s office. This will be addressed after the Comprehensive Plan review is completed. Once the formatting is completed the text amendment will be started and submitted to the Licking County Planning Commission.

New Business – None

Steven Smith moved to adjourn at 7:24 p.m. The motion was seconded by Shelly Marie Ipacs and passed without objection.


Laura Brown, Clerk


Litichia McIntyre, Chair