

RECORD OF PROCEEDINGS

0307

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

March 26,

2024

Held

20

The Etna Township Zoning Commission met on March 26, 2024, in the Etna Township Hall for the purpose of conducting a regular meeting. The meeting was called to order at 5:59 p.m. by Vice Chair Smith. The Pledge of Allegiance was recited. Roll call showed the following members present: Shelly Marie Ipacs, Dave Olson, Adam Kelley, Steven Smith, and Clerk Holly Palumbo were present.

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

Announcements and Comments –

Dave Olson will be having a zoom meeting on Friday 29, 2024, with Jim Lenner updating the Comprehensive Plan.

Adam Kelley spoke with one of the trustees in regard to the Zoning Commission having township emails and a shared file program. The township is working with a new IT group. Shelly Marie Ipacs said if the option was available, she would use it and feels it would be helpful. Dave Olson and Steven Smith were both in agreement.

Vice Chair Steven Smith introduced the new Fiscal Officer, Jackie Cotugno.

Minutes

Dave Olson moved to waive the public reading and to approve the minutes from the March 12, 2024, meeting as presented. The motion was seconded by Adam Kelley and passed without objection.

Old Business – Article 9 – NAICS Code GB, LB, AB Text Amendment

The Zoning Commission discussed the NAICS Codes. This would be to verify that all the GB, LB, and AB sections are consistent with the wording as recommended by the Prosecutor’s Office.

The Zoning Commission discussed the process to amend the Zoning Resolution. Steven Smith said there were a few sections with grammatical errors that would need to be cleaned up. Shelly Marie Ipacs felt small tool rentals should be included under NAICS Code 532 B 9. Real Estate and Rental and Leasing. Dave Olson will get that corrected; it was excluded by mistake.

Adam Kelley questioned C. “Conditionally Permitted Uses” number 2 Wholesale Trade. The word “excluding” is listed twice. Dave Olson believes that that is how the original NAICS code was written. Shelly Marie Ipacs gave further explanation meaning the NAICS code was to be acceptable excluding 423920.

On number 7 of Article 9 Section 906 LB, under Educational Services, the NAICS Code should read “NAICS 611” not “NAICS 61”. Dave Olson pointed out that since number 10 has been moved up to number 6, should it be taken out. The board agreed to make the change to remove number 10.

Dave Olson brought item number 3 in AB Transportation and Warehousing NAICS Code 488410 Motor Vehicle Towing. Mr. Olson asked the committee if it should be left in the code. Shelly Marie Ipacs read the definition of an AB district. Ms. Ipacs believes that is where you would want to have a towing service. The committee agreed to add number 3 in AB a) NAICS Code 488410 Motor Vehicle Towing so that it becomes part of the book. Shelly Marie Ipacs moved to accept and adopt Article 9 NAICS AB, GB, LB text amendment along with grammar changes to be forwarded to Licking County Planning Commission. The motion was seconded by Adam Kelley and passed without objection.

New Business – Article 9 – Section 909 Light Manufacturing District (M-1) Text Amendment

The Zoning Commission split the NAICS Codes in the Light Manufacturing District into parts for each member to go over. Dave Olson was not assigned a section in the M-1 District because he was preparing the final version of changes to Article 9 Section 906 LB, Section 907 GB and Section 908 AB to be sent to the Licking County Planning Commission.

Shelly Marie Ipacs presented first. In Section 909 A. Permitted Uses number 4, Ms. Ipacs suggested moving sections A through I to conditional use. For reasons there could be foul smells, or they could carry health/environmental hazards, or risks that require strict production standards. Some conditions could include not being adjacent to a residential zone, being a minimum of so many feet or miles from residential zones or residences. Besides the smell, toxic emissions can be in the waste. Another issue

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20

would be with milling, rodents can be an issue with the grain elevators. Also, a lot of the product could become moist which could lead to mold.

Adam Kelley mentioned under Article 10 there are restrictions on odors and fumes. Dave Olson reminded the commission that definitions were needed for some of those restrictions that were not under the control of the zoning inspector. With conditional use, there is not an automatic permit issued and in an area with no conditional use the permit should be issued. This is according to how Shelly Marie Ipac understood it to be. Making the area a conditional use, the township would be able to get ahead of any issues that may arise. The board would still need to define the areas that are of concern. Steven Smith says when submitting plans, the contractor would still need to provide all information. Adam Kelley agreed, however, the board would still need to determine under what conditions. More research will be needed.

Food Manufacturing was reviewed by Steven Smith. One concern that was brought up, is Poultry Processing NAICS Code 311615. The commission would consider under a conditional use, but at what parameters. Steven Smith does not feel it would be a good idea in M-1.

Leather and Allied Product Manufacturing - the commission agreed to look into further. Steven Smith shared that there are many steps involved that included epoxies and resins. Shelly Marie Ipac questioned if these companies are held to a specific standard. Ms. Ipac mentioned considering large scale versus small scale with these types of industries.

Wood Product Manufacturing – the commission will need to take a deep dive into these types of manufacturers considering the businesses will be using all types of glues and solvents. Adam Kelley mentioned possibly not allowing all the businesses but may be review them one by one.

Paper Manufacturing and Printing and Related Support Activities will be revisited by the commission to consider conditional uses and what types of manufacturers will be allowed considering the types of materials that may be used.

Petroleum and Coal Products Manufacturing – The commission agrees these types of manufacturing need to be excluded.

Chemical Manufacturing – Adam Kelley feels it is fine to consolidate most of these types of manufacturing under NAICS Code 325 with the exclusions of NAICS Code 325110, 325120, 325194, 325111, 325312, 325314, 325315, 325320, and 325920.

Plastics and Rubber Products Manufacturing – This section could be consolidated down to 326 excluding 211 and 212. Tire retreading is under NAICS Code 326212 and tire manufacturing is under NAICS Code 326211.

Dave Olson requested a status update of the resolution that was over from the Board of Trustees. Licking County does have the resolution. Trustee Evans will be presenting it to the board. A public hearing notice for the April 9th meeting will be sent over for publishing on Wednesday March 27th. If there is not a response from the Licking County Planning Commission by the next Zoning Commission meeting the commission will have to recess the resolution.

Public Comments –

Rachel Zelazny of 10141 Tollgate Road appreciated the Zoning Commission going through the codes, because there are a lot of stuff that does not align with the general section. Ms. Zelazny recommends moving some businesses from M-1 to M-2 to keep down on the neighbors fighting over conditional uses later. Ms. Zelazny is referring to Article 9 Section 909 Light Manufacturing.

Chuck Bundy of 10254 Tollgate Road SW would like to know exactly what conditional use means. Mr. Kelley and Mr. Smith explained what a conditional use is and what is needed to be granted a conditional use. Mr. Bundy later asked if there is a penalty for operating with out a conditional use. There is a penalty if work is being performed where a conditional use is not granted. David Olson explained that conditional uses are variances applied for to the zoning appeals board and the zoning commission does not do anything with conditional uses at this level.

Phyllis Bundy of 10254 Tollgate Road SW would like to know if the township has a zoning inspector. Adam Kelley informed Mrs. Bundy that Freddie Latella is the interim zoning inspector. He will be the interim until the Board of Trustees hires a zoning inspector.

Adam Kelley moved to adjourn at 7:23 p.m. The motion passed without objection.

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0309

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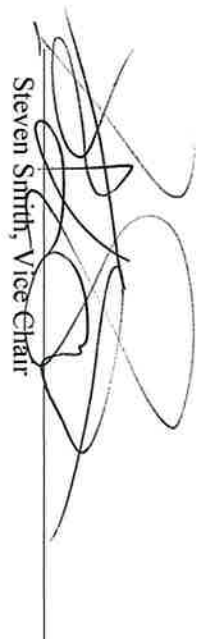
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Holly Palumbo, Clerk


Steven Smith, Vice Chair