

# RECORD OF PROCEEDINGS

0315

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC. FORM NO. 10148

May 14,

2024

Held

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The Etna Township Zoning Commission met on Tuesday, May 14, 2024, in the Etna Township Hall, 81 Liberty Street, Etna, Ohio 43018 for the purpose of conducting a regular meeting. The meeting was called to order at 6:00 PM by Chairperson Litichia McIntyre.

Zoning Commission Members Present  
Dave Olson, Litichia McIntyre, Shelly Marie Ipacs, and Steven Smith

Others in Attendance  
Mark Evans and Holly Palumbo

1. Opening
  - a. Call to Order
  - b. Pledge of Allegiance
  - c. Roll Call
2. Adoption of Agenda
  - a. Motion to adopt the agenda.  
Motion to adopt the agenda as presented

*Moved by:* Dave Olson  
*Seconded by:* Steven Smith

Yes Dave Olson, Litichia McIntyre, Shelly Marie Ipacs,  
and Steven Smith

Carried 4-0

3. Zoning Commission Announcements and Comments  
Keeghan White from McBride Dale Clarion introduced himself. McBride Dale Clarion is a private zoning firm. The firm will be helping Etna Township with zoning in the future.

4. Adoption of Meeting Minutes

- a. Motion to waive the public reading and to approve the minutes from the April 9, 2024, meeting.

Motion to waive the public reading and to approve the minutes from the April 9, 2024, meeting.

*Moved by:* Dave Olson  
*Seconded by:* Steven Smith

Yes Dave Olson, Litichia McIntyre, Shelly Marie Ipacs,  
and Steven Smith

Carried 4-0

5. Public Hearing  
The application submitted by the Board of Trustees for text amendment to the Zoning Resolution to Article 9 – Section 909 Light Manufacturing District (M-1), Conditionally Permitted Uses.

[Z-24-3 StaffReport.pdf](#)

[Z-24-3 Letter.pdf](#)

[Signed Resolution 2024-015.pdf](#)

[Newspaper Article 9 M-1 Conditionally Permitted Uses 5-2024.pdf](#)

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[May ZC Staff Memo Text Amendment.pdf](#)

Chairperson Litichia McIntyre asked if there were any questions, there were none. Chairperson McIntyre gave a summary of the process for the text amendment. Keegan White presented the staff report from McBride Dale. Mr. White stated that on April 22, 2024, the LCPC did vote to make a non-binding recommendation of approval for the requested zoning amendment. The Township is proposing to amend Section 909: Light Manufacturing District (M-1) - Conditional Uses. The proposal includes removing several conditional uses from that district. Mainly around asphalt and concrete manufacturing uses. This brings the district more in line with the intent of the district. Which is to allow establishments that are clean, quiet, and free of hazardous elements.

Chairperson McIntyre stated that according to LCPC being it a non-binding zoning amendment, they recommend the amendment. All records for this amendment are available upon request. Chairperson McIntyre did ask the board if there was anything that stood out or needed to be discussed further. Steven Smith agreed the LCPC had done a good job reviewing the material. Chairperson McIntyre opened the floor for public comments. After the public comments were heard Chairperson McIntyre closed the public hearing. Dave Olson mentioned there are two other districts, M-2 and M-3, where this company can operate their business. Mr. Olson said there is plenty of area in Etna for those two districts. Mr. Olson feels it’s unfortunate that that land is zoned M-1. The proposal was to remove that capability. Shelly Marie Ipacs noticed one thing. In 2021 the boards were working to remove this condition. Ms. Ipacs agrees these types of businesses belong in the M-2 or M-3 district. Currently Etna does not have the roads to handle all the dump trucks and trucks. Etna Parkway was built to handle the traffic. Also there will be more improvements to the infrastructure in the next couple of years. Steven Smith does not want to be against commerce, but he has to hear the voice of the people. Mr. Smith feels it is a good plant in the wrong place and a good idea in the wrong place.

Motion to recommend to the Board of Township Trustees that the amendment be granted as requested. There was no discussion.

*Moved by:* Litichia McIntyre

*Seconded by:* Dave Olson

Yes Dave Olson, Litichia McIntyre, Shelly Marie Ipacs, and Steven Smith

Carried 4-0

6. Old Business

a. Article 9 – NAICS Code Light Manufacturing District (M-1) Text Amendment

The Zoning Commission is continuing to review Article 9. Steven Smith had reservations for codes 335911 Storage Battery Manufacturing and code 335912 Primary Battery Manufacturing in Section 18, when dealing with batteries it can get messy dealing with acid. Steven Smith asked Keegan White where has McBride Dale seen battery manufacturing listed as. Mr. White said he has seen it fall under the umbrella of heavy industrial or hazardous; it would not be in light manufacturing. Dave Olson is still working on his section. There are a lot of redundancy in the section Dave Olson was assigned. The Commission is considering removing code 335911 Storage Battery Manufacturer, 335912 Primary Battery Manufacturer, code 327410 Lime Manufacturing, and code 327992 Ground or Treated Mineral and

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Earth Manufacturing.

b. Article 9 – NAICS Code GB, LB, AB Text Amendment

Dave Olson mentioned the minutes from April 9, 2024, that the draft was sent over to LCPC. There is a forty-day window of when it is sent to LCPC to when it would need to be brought back to the Zoning Commission. Chairperson Litchia McIntyre asked the clerk to call Licking County to see if the documents were submitted and to report back.

7. New Business

8. Public Comments

Judy Thorpe of 12156 Palmer Road SW - Mrs. Thorpe wanted to make a general statement. There is a lot going on in and around Etna. She feels there are a lot of individuals trying to make money with no regard for how it affects the community.

Mrs. Thorpe states that is why it is important to have the Zoning Commission, Board of Trustees, and the BZA.

Steve Wood of 6968 Palmer Road - This request stems from a complaint from a neighbor to a manufacturer. The concrete contractor has had nothing but issues with the complainant next door and in turn has sunk a lot of money into something; and he has tried to clean up the area the best he can with what he has. He is a local person also; he has rights just the same as everyone else. If we continue to batter these people, where are we going to get concrete from..China? We have the EPA and the Federal Government to regulate pollutants.

Phylliss Bundy of 10254 Tollgate Road - There is a difference between a retention pond and a detention pond. Mrs. Bundy believes the area of Tollgate Road and Palmer Road are not the appropriate areas for this type of business. Mrs. Bundy mentioned there is a large area on Etna Parkway that would be sufficient. She also disagrees that it is one neighbor, but the whole neighborhood that has an issue.

Chuck Bundy of 10254 Tollgate Road - Would like to reiterate what Phylliss Bundy stated, they are not against a concrete plant. However, they are against a concrete plant that could open the door to other manufacturing companies. There is an industrial park less than a mile away from the concrete plant. This should be in an industrial park not in a neighborhood.

Keegan White wanted to reiterate that although this business is not permitted in M-1 it is still permitted in the M-2 and M-3 districts.

Post Public Comments

Chuck Bundy of 10254 Tollgate Road SW - Wanted clarification as to what the Zoning Commission is researching as far as the NAICS Codes. Mr. Bundy was shocked by the number of codes that need to be researched and decided on. Mr. Bundy gave kudos to the board for their hard work.

9. Adjournment

Next Zoning Commission meeting will be on Tuesday, June 11, 2024, at 6:00 p.m.

Motion to adjourn

Adjourned at 7:11 pm

Moved by: Steven Smith

May 14,

2024

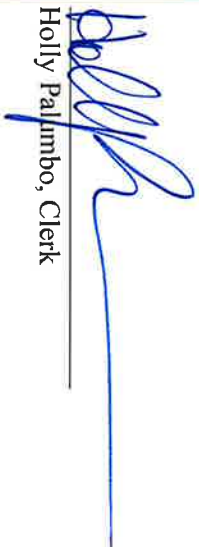
Held

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Seconded by: Dave Olson

Yes Dave Olson, Litchia McIntyre, Shelly Marie Ipacs,  
and Steven Smith

Carried 4-0



Holly Palumbo, Clerk



Litchia McIntyre, Chair