

RECORD OF PROCEEDINGS

0319

Minutes of

Meeting

Etna Township Zoning Commission Special Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

June 5,

2024

Held

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The Etna Township Zoning Commission met on Wednesday, June 5, 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 Litichia McIntyre.

Members Present

Adam Kelley, Dave Olson, Litichia McIntyre, Shelly Marie Ipacs, and Steven Smith

Others in Attendance

Holly Palumbo

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

Moved by: Dave Olson

Seconded by: Steven Smith

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

Carried 5-0

3. Zoning Commission Announcements and Comments
Chairperson McIntyre explained that during the transition of the clerks this text amendment was not sent over to Licking County Planning Commission by the deadline. The only change in the text amendment is the deletion of the question in Article 9 Section 908 B. Conditionally Permitted Uses Number 3 Transportation and Warehousing. "Do we want this to remain in AB?"

The board may need to schedule a second meeting in July depending on how quickly the Licking County Planning Commission will get back to the board.

4. New Business

- a. Motion to submit Article 9 - GB, AB, LB zoning text amendments to LCPC with the deletion of the question in Article 9 Section 908 AB Accommodation Business B. Conditionally Permitted Uses Number 3 Transportation and Warehousing. "Do we want this to remain in AB?"

Moved by: Shelly Marie Ipacs

Seconded by: Adam Kelley

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

Carried 5-0

5. Public Comments

Jon Hanson 51 Ridgewood Drive - When you take out car lots in the GB district, you are creating a monopoly for the ones that are already here. You are also keeping competition out. You are going to drive pricing up for the people who are already here. The question is, is it fair to exclude others who are coming into the market, even if they have a higher standard to set up a clean operation. Chairperson McIntyre did state

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that there are other areas where this is allowed. Mr. Hanson stated section GB is all that he is concerned with. Chairperson McIntyre stated that the township is not outlawing them, the commission is trying to go with the comprehensive plan. Mr. Hanson disagreed. The commission's goal is not to deny, but to keep a good variety of businesses according to Chairperson McIntyre. Mr. Hanson asked if you push this through the way you have it; if there was a 3-acre lot at Summit and Main, would they be allowed to have a car lot? Chairperson McIntyre stated that if it is zoned GB then no it would not be allowed. If there was an existing car lot, then yes. Mr. Hanson stated that by doing so you are eliminating a whole economic class. Adam Kelley stated they can be in AB. Chairperson McIntyre stated that a rezoning of property is an option. Mr. Hanson said that these never seem to roll back, only move forward. Mr. Hanson asked when will the final draft be done and when does it go to LCPC and will there be a hearing. Chairperson McIntyre informed Mr. Hanson that there will be a hearing when it goes to LCPC and when LCPC sends it back to the board of trustees. Mr. Hanson asked what the timeline for this would be. The next meeting is Monday, June 24th. Mr. Hanson feels it is economically discriminating. Chairperson McIntyre asked Mr. Hanson why the focus on just this one section. Mr. Hanson stated that the car lots are pointed at people who have GB land. Mr. Hanson feels it limits what he can do with his land. Dave Olson did ask Mr. Hanson if he thought everything in red was being removed. The board clarified that it was being consolidated. Chairperson McIntyre stated the board has been working on this for several years. Mr. Hanson did thank the board for hearing him out.

6. Adjournment

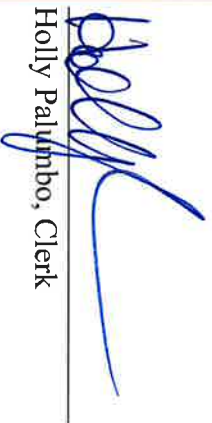
Recommended Action: To adjourn 6:35 pm

Moved by: Steven Smith

Seconded by: Shelly Marie Ipacs

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

Carried 5-0



Holly Palumbo, Clerk



Litichia McIntyre, Chair