

RECORD OF PROCEEDINGS

0321

Minutes of

Etna Township Zoning Commission

Meeting

DAVTON LEGAL BLANK, INC., FORM NO. 10148

June 11,

2024

Held

20

The Etna Township Zoning Commission met on Tuesday, June 11, 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 6:01 PM by Chairperson Litichia McIntyre.

Members Present

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

Members Absent

Steven Smith

Others in Attendance

Holly Palumbo

1. Opening
 - a. Call to Order
 - b. Pledge of Allegiance
 - c. Roll CallSteven Smith was excused.

2. Adoption of Agenda

Recommended Action: Motion to adopt the agenda as presented

Moved by: Dave Olson

Seconded by: Shelly Marie Ipacs

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

Carried 4-0

3. Zoning Commission Announcements and Comments

The board would like to send out their condolences and prayers to Steven Smith in the passing of his father. Chair McIntyre informed the board that the Board of Trustees will be having a public hearing on the M-1 text amendment initiated by the Board of Trustees resolution number 2024-015 on Wednesday, June 12th at 6:00 p.m. The Board of Trustees will be discussing the removal of NAICS Codes 324121, 324122, 327310, 327320, 327331, 327332, and 327390. The AB, GB, LB text amendment has been submitted to the LCPC.

4. Adoption of Meeting Minutes

- a. Motion to waive the public reading and to approve the minutes from the Tuesday, May 14, 2024, meeting after the changes discussed on June 11, 2024, were made.

Shelly Marie Ipacs moved for discussion.

Shelly Marie Ipacs had questions regarding the comment section and a few proofreading items. Chair McIntyre stated the board will move on from minutes to discuss the M-1 Text Amendment. The minutes did not receive a second and therefore not voted on.

Recommended Action: Motion to waive the public reading and to approve the minutes from the meeting.

Moved by: Shelly Marie Ipacs

No vote

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5. Old Business

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

The board continued to discuss the text amendment for Article 9 - NAICS Code Light Manufacturing. Battery manufacturing was left out of the section Dave Olson had reviewed. This removal was decided on as a group. Adam Kelley stated that it would be a good idea to research how other areas have their zoning. The board will do more research on Beverage and Tobacco Product Manufacturing. The board will also research A through I under Food Manufacturing, along with W Poultry Processing. Dave Olson recommended when rolling up codes, the board should use a four-digit roll up instead of three. This would allow them to get a title description which, in the past, has proved helpful. The board decided to focus on four main considerations for conditional use: 1) size of operation; 2) proximity to the nearest residence and/or residential zone; 3) how other townships handle their zoning; 4) what are potential risks to permitting a business. The board decided to remove under Real Estate and Rental and Leasing number 23 A Commercial Air, Rail, and Water Transportation Equipment Rental and Leasing. All of number 24 will be removed, which is Arts, Entertainment, Recreation. These types of businesses are listed in General Business. Under Conditionally Permitted Uses, the board voted to remove number 4 Transportation and Warehousing A. Motor Vehicle Towing.

Chair McIntyre will send an email to the Board of Trustees requesting McBride Dale attend at least one of the regular Zoning Commission meetings a month.

6. New Business

There was no new business.

7. Public Comments

Phyllis Bundy 10254 Tollgate Road - One thing to consider when considering allowing snack food manufacturers is the smell. The smell of the bread is great, but the smell of manufacturing the meat is an awful smell.

Chuck Bundy 10254 Tollgate Road - Mr. Bundy's main concern is the concrete batch plant. Mr. Bundy asked if there would be anything that would hold up the vote tomorrow for the repeal. Chair McIntyre informed Mr. Bundy that she is unaware if anything, because that is now with the Board of Trustees.

8. Adjournment

Recommended Action: To adjourn 7:22

Moved by: Shelly Marie Ipacs
Seconded by: Dave Olson

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

Carried 4-0

RECORD OF PROCEEDINGS

0323

Minutes of

Meeting

Etna Township Zoning Commission


DAYTON LEGAL BLANK, INC., FORM NO. 10148

June 11,

2024

Held

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Holly Palmbo, Clerk


Litichia McNlyre, Chair