

June 25,

2024

Held

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The Etna Township Zoning Commission met on Tuesday, June 25, 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

Members Absent

Others in Attendance

Mark Evans, Holly Palumbo, and Freddie Latella

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: Adam Kelley

Seconded by: Shelly Marie Ipacs

Yes

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

Carried 5-0

3. Zoning Commission Announcements and Comments

The commission discussed the AB GB LB text line submittals. The commission will seek guidance from the prosecutor's office on the possibility of pausing the review process or how to proceed. On July 9th the commission may have a public hearing. Chair McIntyre would like McBride Dale to come to a meeting at least once a month to help the commission go over the text amendments.

Microsoft 365 is still in the process of being implemented. The commission hopes to have some training and possibly go live mid-August.

4. Adoption of Meeting Minutes

- a. Motion to waive the public reading and to approve the minutes from the special meeting on June 5, 2024, and the regular meeting on June 11, 2024.

Recommended Action: Motion to waive the public reading and to approve the minutes from the June 5th and June 11th meetings.

Moved by: Dave Olson

Seconded by: Adam Kelley

Yes

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

Carried 5-0

Recommended Action: Motion to waive the public reading and to

RECORD OF PROCEEDINGS

0325

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BANK, INC., FORM NO. 10148

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approve the minutes from the May 14th meeting.

Moved by: Adam Kelley

Seconded by: Dave Olson

Yes

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

Carried 5-0

5. Old Business

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

The commission would like McBride Dale to research a few sections of the M-1 text to get a better understanding. The commission would like McBride Dale to define the uses of such businesses. Also, the commission would like McBride Dale to focus on the following areas: the scale of the business, what types of restrictions, risks versus benefits, the proximity of said businesses near residential areas, and also, what other townships may be doing. The commission focused on the following sections of the M-1 Text.

Permitted Uses:

4. Food Manufacturing A - I and W and X
 5. Beverage and Tobacco Product Manufacturing (whole section)
 7. Leather and Allied Product Manufacturing
 8. Wood Product Manufacturing
 9. Paper Manufacturing
 12. Chemical Manufacturing
 16. Machinery Manufacturing
 17. Computer and Electronic Product Manufacturing
 18. Electrical Equipment, Appliance, and Component Manufacturing
 19. Transportation and Equipment Manufacturing
 22. Transportation and Warehousing
- The commission agreed to stick with the six-digit codes rather than shortening them. The commission would like guidance from McBride Dale regarding conditional uses and what conditions make up a conditional use.

6. New Business

There is no new business.

7.

Public Comments

Rachel Zelazny - 10141 Tollgate Rd SW Ms. Zelazny recommends Keeghan with McBride Dale to review all codes and what the intent of each code is, rather than only looking at certain sections.

Gary Burkholder - 254 Trail East Mr. Burkholder stated they are trying to get all the pieces together to see what works out for the best path forward. Mr. Burkholder asked the commission how they would like to move forward with McBride Dale so that he

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may take that information to present to the Board of Trustees.

8. Adjournment

Recommended Action: To adjourn 7:03

Moved by: Shelly Marie Ipacs

Seconded by: Steven Smith

Yes

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

Carried 5-0


Holly Palumbo, Clerk


Litchia McIntyre, Chair