

RECORD OF PROCEEDINGS

0327

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

July 9,

2024

Held

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The Etna Township Zoning Commission met on July 9, 2024, in the Etna Township Hall for the purpose of conducting a regular meeting. This meeting was called to order at 6:05 p.m. by Chair Litchia McIntyre.

The pledge of Allegiance was recited.

Roll call showed the following members present; Litchia McIntyre, Dave Olson, Shelly Marie Ipaes, Adam Kelley, Steven Smith, and Zoning Consultant Lance Schultz.

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

Announcements and Comments

Office 365 issues are expected to be resolved by Mid-August. They are working on resolving the Board of Trustees first followed by other Boards. Chair Litchia McIntyre mentioned that it would be beneficial if training was provided.

Lance Schultz introduced himself to the Zoning Commission. He is serving as a part time (working three days a week) Zoning Consultant of Etna Township until the end of 2024. He has over 30 years of experience in zoning in various parts of Ohio including the private sector.

Minutes

Shelly Marie Ipaes to table the reading and/or the adoption of the minutes from the June 25, 2024, meeting. The motion was seconded by Adam Kelley. Motion passed without objection.

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

Dave Olson moved to cancel the July 23, 2024, meeting. The motion was seconded by Steven Smith. Motion passed without objection.

Steven Smith moved to set the public hearing for Tuesday, July 30, 2024, at 6:00 pm, a special meeting. The motion was seconded by Adam Kelley. Motion passed without objection.

Zoning Consultant Lance Schultz comment:

Lance Schultz agrees with all six comments from Licking County Planning Commission and two comments from Licking County Prosecutor about concern to approve the text amendments of these three sections.

He mentions that it is not efficient to update the zoning codes in the transition period of the staff. In addition, from his experience, any significant update to zoning codes should be done entirely and not by sections. Doing all the districts together will help us understand how to go with the codes and township.

Also, township is in the process of adopting future land use map and it is recommended once the land use plan is adopted that's when revising the zoning codes should begin to match the plan and codes. He mentioned that it is a typical planning process.

He also commented that planning consultant firm McBride Dale clarion does a good job on planning and zoning.

His suggestion is to recommend the Board of Trustees to not approve the resolution. Once the Land Use plan is adopted and start the process entirely. The process might take a long time 1 year (+, -) but it's the vision of the community.

Detail in the resolution is good. Zoning codes need to overlap so one can be used to be another.

Litchia McIntyre gives the history of Zoning Resolution:

The Zoning Commission was asked by the prior zoning inspector, that he wanted it to have easy access when someone comes with zoning question (yes or no answer). That is the reason for updating by sections.

It was initiated before the comprehensive plan (working on for two years).

Zoning commission was given the suggestion on breaking down to the sections.

General Discussions

Shelly Marie asked: Is it accurate to say that zoning commission was led and guided by the zoning inspector when updates to the NAICS codes were made, and had it not been for his experience and expertise the commission would not have taken on the task?

Litchia McIntyre answered: "I don't think so. No, the commission would not have engaged in such an undertaking without the guidance of the zoning inspector."

Adam Kelley asked: How would that process of updating entire codes work?

Lance Schultz answered: Zoning consultant would walk you down the process of updating all together. Discussions, public input, meetings are part of it.

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Steven Smith asked: This process would be some kind of issue on the amount of information that is put on the Licking County Planning Commission?
Lance Schultz answered: Licking County Planning Commission and Etna township should have a positive close relationship to work together for the community which should not be an issue. Work together with the public and developers. It is a collaborative project.

The commission discussed how to proceed with Article 9 text amendments and believe a public hearing should be set, zoning commission will recommend not approving the text amendments (as advised by Licking County Planning Commission), ideally the Trustees will vote to not approve the amendments, then the zoning Commission will proceed drafting future text amendments under the guidance of a Zoning Consultant and/or new Zoning Inspector.

Litchia McIntyre asked a question about Trustee meeting Article 10 definitions about sound barrier. She had a question about “isn’t that something Licking County Sheriff Department enforce?” It was clarified that Etna Township does not have the authority to regulate certain things such as glare in unincorporated areas of Etna Township. The final draft of Article 10 was not received by the Zoning Commission.

Dave Olson answered: “Etna Township can only enforce about lighting.”
Lance Schultz said he will discuss with Trustee Gary Burkholder for Article 10 draft.

Public Comment

Chuck Bundy of 10254 Tollgate Road SW – Wanted confirmation of the meeting on July 30th about the NAICS code?

Litchia McIntyre answered, the process must be finished by either approval or denial because it is already in Licking County planning Commission

Phyllis Bundy of 10254 Tollgate Road – “Does it void any of the M1 codes already approved by Trustees?” The updated Future Land Use map from the last trustee meeting is still not available in the comprehensive plan.

Litchia McIntyre answered: No, it is not to change any previous work, only applies to future resolutions.

Litchia McIntyre moved to adjourn at 6:54 p.m. The motion passed without objection.

Holly Palumbo, Clerk

Litchia McIntyre, Chair