

# RECORD OF PROCEEDINGS

0329

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

July 30,

2024

Held

20

The Etna Township Zoning Commission met on Tuesday, July 30, 2024, in the Etna Township Hall, 81 Liberty Street, Etna, Ohio 43018 for the purpose of conducting a special 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

Gary Burkholder and Lance Schultz

## 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:* Steven Smith

## 3. Zoning Commission Announcements and Comments

Shelly Marie Ipacs requested to be excused from the August 20th meeting should the Zoning Commission have one.

## 4. Move to Approve Meeting Minutes

- a. Motion to waive the public reading and to approve the minutes from the June 25, 2024, meetings.  
Recommended Action: Motion to waive the public reading and to approve the minutes from the meeting.

*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**

Motion to waive the public reading and to approve the minutes from the July 9, 2024, meetings.

*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**

## 5. Public Hearing

- a. 2024-04. A request by Etna Township to approve text amendments to Article 9 Section 906 Local Business District (LB), Section 907 General Business District (GB) and Section 908 Accommodation Business District (AB) of the Etna Township Zoning Resolution.

The public hearing was opened at 6:08 p.m. Lance Schultz reviewed the staff report. The zoning department agrees with the six comments

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from the Licking County Planning Commission and with the three comments from the Licking County Prosecutor's Office. Mr. Schultz stated a significant revision to the zoning code should be reviewed in its entirety. Any revisions to the zoning code should match the current land use plan, which is in the process of being updated. According to the staff report, staff suggests that the township retain a zoning consultant to update any township zoning codes that correspond to the land use plan. In conclusion, the staff's recommendation is to request denial of the Etna Township text amendments to Article 9, Sections 906, 907, and 908, as presented.

Shelly Marie Ipacs asked for clarification on the recommendations regarding contracting and retaining a consultant to review the land use plan. Ms. Ipacs believes the commission has reviewed the land use plan in preparation for updating the zoning code. Mr. Schultz stated the land use plan should be adopted prior to any significant revisions to the zoning code, to ensure it meets the vision of the land use plan and any other requirements of the plan.

Trustee Burkholder has reached out to Jim Lennar to get the revisions to the land use plan and has stated the importance of receiving those revisions. Adam Kelley asked if a timeline was given, Trustee Burkholder was told by Jim Lennar it would be the end of next week.

Adam Kelley agrees with the assessment and believes it should be tabled until the land use plan is complete. Litichia McIntyre agrees. Dave Olson read what the LCPC said regarding the text amendment. Mr. Olson believes the commission should continue to work on the text amendment so that the commission will not have to start over to remove the agriculture section. Trustee Burkholder asked if there were any changes to agriculture in the section. Dave Olson stated they only took out the conditional uses and what was left in was a sentence under the permitted use that talked about going to the Ohio Revised Code Section 519.21.

Lance Schultz stated voting against the text amendment will not change the current zoning code as its written. Litichia McIntyre mentioned when it comes to agriculture, they are not able to make changes, Dave Olson agreed.

The Prosecutor does not have a problem with the timeline, and they advised to continue with the process. Shelly Marie Ipacs stated this should be on record. Trustee Burkholder gave the option if the commission wants to go back and make changes or continue to work on that, you could do so. Litichia stated we have the option of recessing and then coming back at the next meeting. Lance believes we can table (the text amendment (resolution AB/GB/LB) indefinitely until we can do what we need to do, as discussed above.

Dave Olson is in the process of updating the NACIS codes. Mr. Olson has AB and LB completed. Mr. Olson has requested help for section GB. Adam Kelley has offered to help. Mr. Kelley also feels if the code book will be looked at entirely, then this section will be looked at twice.

Lance Schultz asked for clarification on what changes were being made. Litichia McIntyre said the one big thing that LCPC had a problem with is the codes being shortened because it opens a lot of gray areas.

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Dave Olson and Lance Schultz will meet to go over the text amendments and codes. Lance Schultz would like to meet with the prosecutor's office to get more details on their recommendations. Mr. Schultz has a meeting scheduled with a planner from the Licking County Planning Commission.

[Z-24-10 StaffReport \(1\).pdf](#)

[Z-24-10 Letter.pdf](#)

[Public Notice 240730.pdf](#)

[2024-04 Article 9 NAICS Code GB.LB.AB Text Amendment.doc](#)

Motion to recess this public hearing until August 13, 2024. Recessed at 7:00 p.m.

*Moved by:* Litchia McIntyre

*Seconded by:* Dave Olson

**Yes**

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

**Carried 5-0**

## 6. Public Comments

Chuck Bundy - 10254 Tollgate Road SW - Mr. Bundy is requesting clarification on the three digit and six-digit codes in the NAICS. Adam Kelley was able to help Mr. Bundy.

Phyllis Bundy - 10254 Tollgate Road SW - Mrs. Bundy thanked the board for all their hard work with getting the text amendments updated.

## 7.

### Adjournment

Recommended Action: To adjourn at 7:07 p.m.

*Moved by:* Shelly Marie Ipacs

*Seconded by:* Dave Olson

**Carried**



Holly Palumbo, Clerk



Litchia McIntyre, Chair