

RECORD OF PROCEEDINGS

0335

Minutes of

Etna Township Zoning Commission

Meeting

DAVTON LEGAL BLANK, INC., FORM NO. 10148

September 10,

2024

Held

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The Etna Township Zoning Commission met on Tuesday, September 10, 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 Litichia McIntyre.

Members Present

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

Members Absent

Others in Attendance

Holly Palumbo

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: Shelly Marie Ipacs

3. Zoning Commission Announcements and Comments

Mark Evans Comments

Mark Evans was unable to attend the zoning commission meeting.

Litichia McIntyre thanked the board for their dedication, and she appreciates everyone on the board.

4. Old Business

- a. Continue public hearing of the 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.

Chairwoman McIntyre opened the public hearing for continued discussion. Lance Schultz has not had the opportunity to meet with the Licking County Planning Commission. The staff has decided to move forward with the changes along with five revisions. The revisions include the NAICS numbers be updated from 2022. The word smithed portions the sections documented in green on the zoning text shall be revised for better grammar and clarity shall be revised. Article 9 Section 907 GB shall have the following revisions: NAICS 447190 other gasoline stations shall be removed from the zoning text. NAICS 447110 (457110 new number) gasoline stations with convenience stores shall include language "with no bulk truck refueling and/or truck stops". Conditional Use Conditional Use 4. Retail trade NAICS 425120 Other gasoline stations - excluding index entries for marine service stations and truck stops. Article 9 Section 908 Accommodation Business District shall have the following revisions: A. NAICS 447190 Other gasoline stations shall be removed from the zoning text. B. NAICS 447110 (457110 new number) Gasoline stations with convenience stores shall include the language "with no bulk truck refueling and/or

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truck stops". Also, all other recommendations of the zoning text revisions submitted to the Etna Township Zoning Commission in the staff report dated September 10, 2024, except the Agricultural Use references per the Licking County Prosecutor.

Adam directed the commission to #7 on page 14 of GB – "512" was listed in blue was still listed (by accident and should be taken out. "7.

Information
NAICS Code 512"

The commission decided from henceforth the drafts provided to the Trustees for will have the same color codes (red for text omissions, green for text to be added)

Chairwoman McIntyre thanked Lance Schultz, Dave Olson, and Adam Kelley for all their hard work.

2024-04 Article 9 September 10, 2024, Zoning Packet.pdf 

Motion to close public hearing at 6:22 p.m.

Moved by: Litichia McIntyre
Seconded by: Steven Smith

Motion to I make a recommendation to approve the text amendment to be sent to the Township Board of Trustees for text amendment 2024-04 for article 9 section 906 local business district section 907 general business district and section 908 accommodation business district

Moved by: Litichia McIntyre
Seconded by: Adam Kelley

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

Carried 5-0

- b. Seek clarification of a zoning appeal request from BZA Chairman Steve Holloway to define the word, "substantial," as referenced in Section 512 B. Standards for Area Variances. The commission discussed that Liberty Township has adopted +/- 25% as general measurement for substantial. The attorney's that provided our last two annual Zoning Commission and Board of Zoning Appeals trainings also recommended using 25%. Lance will conduct further research and seek clarification from Steven Holloway on what exactly Steve is requesting.

5. New Business

- a. Article 9 Section 907 Text Amendment GB from Board of Trustees Lance Schultz stated the timeline would be that the Licking Count Planning Commission would receive the text amendment on the 23rd of September, it would be brought back to the Zoning Commission at the

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October 8th meeting, the Board of Trustees would be able to review it at their November 5th meeting. It would then like be sent for referendum in early December.

Litichia McIntyre questioned Gary Burkholder if the board would be having a meeting on Election Day. Mr. Burkholder stated in the past there have not been meetings held on Election Day, but stated they may have the meeting.

6. Public Comments


No public comments

7. Adjournment

Recommended Action: To adjourn at 6:42 p.m.

Moved by: Steven Smith

Seconded by: Adam Kelley



Holly Palumbo, Clerk



Litichia McIntyre, Chair