

RECORD OF PROCEEDINGS

0343

Minutes of

Meeting

Etna Township Zoning Commission

DAVTON LEGAL BLANK, INC., FORM NO. 10148

October 8,

2024

Held

20

The Etna Township Zoning Commission met on Tuesday, October 08, 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 Litchia McIntyre.

Members Present

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

Members Absent

Others in Attendance

Susan Bedsole, Township Administrator
Holly Palumbo, Zoning Clerk
Lance Schultz, Zoning Consultant

1. Opening
 - a. Call to Order
 - b. Pledge of Allegiance
 - c. Roll Call
2. Adoption of Agenda
Motion to adopt the agenda as presented

Moved by: Steven Smith/ Dave Olson

Seconded by: Adam Kelly

Motion Approved

Carried 5-0

Zoning Commission Announcements and Comments

Guest Speaker: Susan Bedsole (Township Administrator) Adding another Zoning Consultant

She provided an update on the proposed text amendments related to gas station regulations, which had been forwarded to the board of trustees. Betzel commended the commission for their hard work on these amendments but emphasized the need for a more comprehensive approach moving forward. She explained that, while the trustees' resolution only referenced one section, there are actually four sections that need to be revised. To ensure consistency across the zoning code and avoid potential conflicts, Bedsole suggested hiring an external consultant to conduct a full review of the township's zoning regulations.

She noted that the current zoning consultant, Lance, who handles day-to-day zoning activities, does not have the capacity to manage the extensive review required. Therefore, the township will issue a Request for Proposal (RFP) to hire a third-party consultant to assist with the comprehensive review. This new consultant would work alongside Lance, focusing on the broader zoning revisions, while Lance continues with regular zoning tasks. The aim is to ensure that any changes are thorough and consistent across all sections of the zoning code, rather than making piecemeal amendments. Bedsole anticipated that the RFP process would take 30 to 45 days, with the consultant starting work early next year. This approach would better equip the township to manage zoning updates efficiently while maintaining regular operations.

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Lance Schultz discussed the proposal to conduct a comprehensive review of the township's zoning regulations. He and Susan Bedsole had reviewed the matter and agreed that, rather than continuing with incremental updates to specific sections of the code, a full review would be more beneficial. Lance highlighted that many chapters of the zoning code depend on one another, and focusing on just three chapters at a time risked creating inconsistencies in other sections. This comprehensive review would ensure cohesion across the entire zoning code.

When asked about the potential involvement of an additional consultant, Lance clarified that, while he continues to oversee day-to-day zoning work, the full review requires dedicated time and resources that exceed his current capacity. Therefore, a third-party consultant would be hired through an RFP process to lead the review, allowing the township to benefit from specialized expertise without compromising ongoing zoning operations. Betzel emphasized that Lance would still be involved, but the consultant would handle the in-depth work of comparing and analyzing changes.

Susan Bedsole explained the timeline, estimating that it would take 30-45 days to get the RFP out and around two to two-and-a-half months to have a consultant in place. The hired consultant would bring best practices and experience from working with other progressive townships, ensuring the final zoning regulations are both comprehensive and forward-thinking. The zoning commission will be invited to ask questions throughout the entire RFP process and were assured their thoughts and input would be welcomed. The commission was assured that all the work over previous years would not be "thrown out," but would definitely be provided to the new consultant for reference, review, and consideration in future revision of the zoning resolution and codes.

Dave Olson was given special acknowledgment for his many years of experience, dedication, and contribution as a vital member of the Zoning Commission and the township is grateful to have him as the township and Zoning Office advances.

Annual Family Festival in Pataskala

Shelly Marie announced the upcoming first annual family festival in Pataskala, which is scheduled for Saturday. The event, sponsored by the Chamber of Commerce, will take place at the Broadview Golf Course, located at the intersection of Route 310 and 16. Shelly highlighted that the festival is free for attendees and will feature a variety of activities, including games, a bounce house, face painting, bubble stations, and giveaways like tote bags and swag. Local businesses, including Cheese, will be providing soft drinks and fruit. Although food from food trucks will be available for purchase, everything else is complimentary. Additionally, live music will start at 4 PM, and the Dix Hills will be selling beer at discounted prices. Shelly expressed her excitement for the event and hopes to see at least 100 attendees, although she would love to welcome as many as 300. She extended a personal invitation to the members of the zoning commission, encouraging them to join in the fun without the need to work.

Adoption of the minutes from the September 10th, 2024, and September 24th, 2024

Moved by: Shelly Marie Ipacs

Seconded by: Dave Olson

Motion Approved

Carried 5-0

Old Business

Litchia McIntyre reminded the commission about an upcoming public hearing scheduled for Tuesday, October 22nd. The hearing will address the gas station text amendments that were

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forwarded by the trustees. The speaker emphasized the importance of the commission's attendance and confirmed with members that they would be available for the hearing. Seeing nods and agreement from the attendees, the speaker noted that everyone would be present for the public hearing.

No New Business

Public Comments

John Jones, 946 Main Street: Addressed the commission during the public comment portion of the meeting to provide an update on concerns that had been previously raised about his business. He expressed frustration over a complaint that had caused unnecessary panic in the community, likening it to shouting "fire" in a crowded theater. Jones explained that after the complaint was made, he contacted the appropriate authorities, including the health department, EPA, and the fire department, all of which conducted inspections. The fire department's inspection on September 7th, led by Fire Chief Brandon Scott, identified only minor electrical issues, and Jones assured the commission that these had been addressed.

Jones expressed disappointment that misinformation could cause such disruption and noted that his business operates fully within regulations, as confirmed by both the health department and fire department. He offered to provide documentation to the township, including reports from the health department and the final fire inspection, to put the issue to rest. Speaker 3 acknowledged Jones's long-standing presence in the community and requested that he submit copies of the documentation after his final inspection. He agreed, expressing hope that this would resolve any future concerns.

Ted Walker confirmed that they had conducted a full investigation and found no issues. Both the health department and fire department verified that Jones was in full compliance with all regulations. Jones reiterated his willingness to cooperate with any future inspections and expressed pride in his business, noting that it has been part of the community for 20 years.

Adjournment

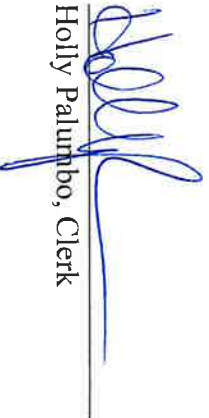
Recommended Action: To adjourn at 6:26 p.m.

Moved by: Adam Kelley

Seconded by: Shelly Marie Ipacs

Motion Approved

Carried 5-0



Holly Palumbo, Clerk



Litchia McIntyre, Chair