

Held February 11, 2025

The Etna Township Zoning Commission met on Tuesday, February 11, 2025, in 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

Holly Palumbo, Susan Bedsole, and Ted Walker

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: Dave Olson

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

Carried 5-0

3. Zoning Commission Announcements and Comments

Adam Kelley suggested to the board to adopt a follow-through process when motions and votes are approved by the board. Mr. Kelley stated having a checklist of the process once it leaves the zoning commission. All follow up inquiries will be sent to the township administrator. The administrator is working on a checklist. The board voted to have two members of their technical review committee follow up on motions and votes. There is an alternating schedule for each member so that there is not just one board member following up.

Motion for the Technical Review Committee to also follow up on any of the Zoning Commission motions that are voted on with the office a couple of days after they are made.

Moved by: Adam Kelley

Seconded by: Dave Olson

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

Carried 5-0

4. Adoption of Meeting Minutes

- a. Motion to waive the public reading and to approve the minutes from the January 14, 2025, meeting.

[ZC-2025-01-14 Draft Minutes.doc](#)

Recommended Action: Motion to waive the public reading and to approve the minutes from the meeting.

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Moved by: Adam Kelley
Second by: Steven Smith

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

Carried 5-0

5. Old Business

- a. **Omega Morgan - Outdoor Storage**
[Omega Morgan.pdf](#) 

Ted Walker read the staff report which recommended approval with conditions. Susan Bedsole stated the staff does not recommend amending the PMUD. But instead have a special accessory use for that lot with these as the conditions for that special accessory.

Ben Weinstein, representing CRG Etna Park 70, stated that there is fabric within the layers of gravel that would trap any pollutants escaping from the stored equipment. This change has been submitted to the TRC and will be reviewed by Licking County Soil and Water.

The fence was another issue that was addressed. The original proposal stated a seven-foot fence. Omega Morgan has now moved to an eight-foot fence with opaque slates within the fencing. There would be no storage near the fence due to the elevation. Mr. Weinstein stated the height of the elevation is three feet higher than the right of way. There will be barb wire on top of the eight-foot fence.

Mr. Weinstein did clarify they have removed access to Schuster Way so therefore number two in the listed conditions should be removed. Mrs. Bedsole also stated number four would need to be changed to an eight-foot fence with barb wire.

Motion to approve the final development plan for the outdoor storage on Lot 4A for application 2024-07 for special accessory use. In accordance with the TRC final approval with the three following modifications. The removal of number two, number four, the height of the fence should be eight foot with barb wire, number eleven will be gravel with a filter fabric and must comply with all TRC conditions and requirements.

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. **Substantial variance definition - Text amendment to the zoning resolution**

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Motion to send the proposed language for substantial variance definition, which will be in section B of Standards for Area Variances under number 2 letter 1 shall read as used in Section 512 B2. Substantial means a deviation of more than 25% from a regulatory requirement.

Moved by: Litichia McIntyre
Seconded by: Shelly Marie Ipacs

Yes Adam Kelley, Litichia McIntyre, Shelly Marie Ipacs, and Steven Smith
No Dave Olson

Carried 4-1

The board discussed the definition of substantial variance with a text amendment to the zoning resolution. Susan Bedsole stated the original motion was very clear the board would take under advisement amending the definition. In the motion as well, the board moved to utilize the language that was from Liberty Township. However, that definition was very specific to one thing. Mrs. Bedsole suggested to put it in the one section that is only applies to. The language that was added by Mrs. Bedsole is "As used in Section 512(B)(2), substantial means a deviation of more than twenty-five percent (25%) from a regulatory requirement." This was the exact language used by Liberty Township.

Dave Olson asked how this will help the BZA since it is just a definition? Ms. McIntyre stated the BZA is the board that needed the definition clarified. Mr. Olson stated it just says something over 25% as it's defined and does not say what their limits are. Mrs. Bedsole stated it applies to whether a variance is considered substantial and if it is over the 25% then they would not allow the variance. Adam Kelley believes it's one factor for the BZA to determine whether a variance is substantial or not. Mr. Olson believes the BZA should be given guidelines in addition to the definition. Ms. McIntyre read an email from Steve Holloway requesting the board to define the term substantial. The board voted 4-1 to send the definition of substantial variance to the Licking County Planning Commission.

6. New Business
There was no new business.

7. Public Comments
No public comments

8. Adjournment
Recommended Action: To adjourn at 7:21 pm.

Moved by: Shelly Marie Ipacs
Seconded by: Adam Kelley

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

Carried 5-0

RECORD OF PROCEEDINGS

0373

Minutes of

Meeting

Etna Township Zoning Commission

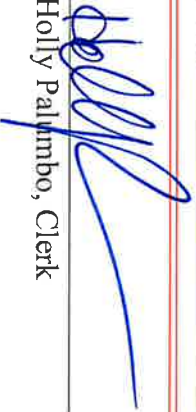
DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held _____

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Holly Palumbo, Clerk


Litchia McIntyre, Chair