

RECORD OF PROCEEDINGS

0013

Minutes of

Etna Township Zoning Commission

Meeting

September 21,

2005

DAYTON LEGAL BLANK, INC., FORM NO. 10148

PVCR Northeast corner of US40 and Watkins Rd
Held

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The Etna Township Zoning Commission met in the Etna Township Hall on September 21, 2005 for the purpose of conducting a regular meeting. The meeting was audio and video taped for the township records.

The meeting was called to order at 7:00 p.m. by Chairman Bravard with the following members present: Mr. Kerner, Mrs. Taylor, Mr. Van Dyne, Chairman Bravard, and Clerk Laura Brown. Mr. Colburn was absent.

Mike Kerner moved that we adopt the agenda with flexibility. VanDyne seconded the motion. Roll call: Motion passed 4-0. Chairman Bravard added permitted uses - banks to New Business Item B.

Jim VanDyne made a motion to waive the public reading and approve the minutes for the regular meeting on September 7, 2005. Kerner seconded the motion. There was no discussion. Roll call: Motion passed 4-0.

Old Business

A. PVCR northeast corner of US40 and Watkins Road.

Dan Bravard spoke with Brent Shenk regarding his opinion on the GB to LB without the public hearing. Brent Shenk is not comfortable with changing the rezoning to LB instead of GB because we advertised it as General Business. Brent Shenk will forward a hard copy of his opinion. Tom Wells with PVCR read Section 610 of our zoning resolution along with the Ohio Revised Code Section 519.12 Amendments to the Zoning Resolutions procedures and referendum. The LCPC did not support General Business but did support Local Business. Tom Wells feels that by our zoning resolution and the Ohio Revised Code this zoning board has the ability by statue to approve a modification of the recommendation. Tom Wells asked for the denial of general business and to recommend to the Trustees Local Business.

Jim VanDyne feels we should start over and advertise it as Local Business. Tina Taylor feels we need to do it right. Mike Kerner is aware that we can modify but what are we permitted to modify it to? Mike Kerner feels that we should be able to modify the zoning because we are going down to Local Business. The Zoning Commission discussed the options regarding this amendment.

Mike Kerner moved to recommend to the Trustees that the application submitted by P.V.C.R. Incorporated to be rezoned from Single Family Residential District (RS) to Local Business (LB) not Single Family Residential District (RS) to General Business (GB). Bravard seconded. Roll call: Kerner, yes; Taylor, yes; Colburn, absent; VanDyne, no; and Bravard, yes. Motion passed 3-1.

Mike Kerner discussed a cemetery was on the corner of Watkins and 40. Tom Wells said they have to do a Phase One Environmental Assessment.

B. Amend the zoning text under the local business permitted use section. Chairman Bravard read the staff reports from Licking County Planning Commission for the Restaurant carry out/take out amendment. The Zoning Commission discussed the staff reports.

The Licking County Planning Commission recommended conditional approval of the Urban Residential District with the following conditions: 1. Change Rural Residential District to any Residential District in Section 919.01. 2. Remove Licking County Auditors office from Section 919.02. 3. Define "net developable area". 4. Change Section 919.05 (E) Sewage Disposal: For sites not served by public centralized sewer, sewage disposal

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~~feasibility shall be demonstrated by letter from the Licking County Health Department local Board of Health, the Ohio EPA, or a licensed sanitary or civil engineer.~~

New Business

- A. Rezone lot 40 in Etna Proper from RS to GB for new Township Hall. Lot 40 is owned by Etna Township. The Zoning Commission discussed the options the township has regarding the property and building the town hall with set backs and the zoning.

Chairman Bravard moved under Section 917 Single Family Residential District (RS) under permitted uses to add Item G. Township Government Building. Taylor seconded. Roll call: 5-0 motion passed. A letter will be sent to Licking County Planning Commission.

- B. Permitted uses - Banks

The Zoning Commission discussed banks and finance establishment's only being under the Professional Research Office District in the Zoning Resolution. The discussion was whether to add banks only or the entire PRO district.

Mike Kerner moved to add to Section 909, Local Business District (LB) Banks and Finance establishments under permitted uses to Item M. Bravard seconded. Roll call: 5-0 motion passed. A letter will be sent to Licking County Planning Commission.

Public Comments

Paul George discussed the town hall.

Future Development of Etna Township

The Zoning Commission discussed the changes Licking County Planning Commission recommended to the Conservation Urban District.

Chairman Bravard recessed for 5 minutes at 8:15 p.m.

The Zoning Commission discussed Net Developable Acres. The commission will research and discuss at the meeting next week.

Announcements and Zoning Commission Comments

Mike Kerner discussed the definition section. He also would like to see a tabled motion stay on the agenda. The clerk stated this has been on the agenda all along but we adjourn due to time before we get to this item. The May 18 agenda identified fleet storage and retail definitions.

The Zoning Commission continued to discuss the Conservation Urban District. Dan Bravard had some questions for the Zoning Commission. They discussed architectural review and deed restrictions.

Meeting was adjourned at 8:50 p.m.

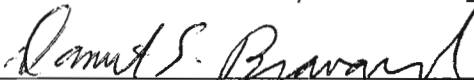
Approved

November 2, 2005



Laura Brown, Clerk

Approved as corrected/amended



Dan Bravard, Chairman