

0054
RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

February 15,

2006

Held

20

The Etna Township Zoning Commission met in the Etna Township Hall on February 15, 2006 for the purpose of conducting a regular meeting. The meeting will be audio taped for the township records.

The meeting was called to order at 7:00 p.m. by Chairman Kerner with the following members present: Mrs. Dunlap, Mrs. Taylor, Chairman Kerner, Mr. Stepp and Clerk Laura Brown. Jim VanDyne and Vince Colburn were absent due to work obligations.

Mrs. Dunlap moved that we adopt the agenda with flexibility. Taylor seconded. Roll call: Motion passed 4-0. Mike Kerner removed Item C. regarding the election of officer's from the agenda. The term will go from election to election. Zoning Inspector amendment Item C under new business.

Mrs. Dunlap made a motion to waive the public reading and to approve the minutes for the meeting on February 1, 2006. Taylor seconded. Roll call: Motion passed 4-0.

Old Business

A. Maximum size for Big Box Retail -

Mike Kerner spoke with Phil Laurien and he is fine with the following:

Under Section 910 General Business general requirements to add: Building bulk requirements: Retail or mixed use buildings containing retail uses, shall contain no more than 60,000 Gross square feet of floor area under one roof.

The Zoning Commission discussed the number to use for the gross square feet requirement. Tina stated that Phil Laurien said 65,000 because neighborhood stores are around that size. The Zoning Commission recessed from 8:22 to 8:29 to research the size of the Kroger's on Taylor Road. The Kroger's on Taylor Road is 66,000 square foot. The Zoning Commission discussed whether to add a district with a larger square footage requirement.

Mike Kerner moved to start the process to amend Section 910 of our Zoning Resolution under general requirements to add the following: Building bulk requirements: Retail or mixed use buildings containing retail uses, shall contain no more than 65,000 Gross square feet of floor area under one roof. Taylor seconded. Roll call: Passed 4-0.

New Business

A. Maximum size for Big Box Retail - Completed above.

B. Limiting the amount of impervious surface.

If they have 20 acres and 15 acres is parking lot and 5 acres is roof top that leaves no impervious surface, something that water can't get through. A lot of places are limiting the impervious surface to 75%.

Dee Dunlap moved to table this until the next meeting. Taylor seconded. Motion passed 4-0.

C. Zoning Inspector Text.

Mike Kerner moved to amend section 500 Office of Zoning Inspector Created as stated below. Dunlap Seconded. Discussion: The Trustees have asked the Zoning Commission to forward this text amendment to the Trustees to begin the process. The Zoning Commission has to start the zoning amendment, the Trustees can not start the amendment process. Roll call: Motion passed 4-0.

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Current text

Section 500 Office of Zoning Inspector Created

A zoning inspector designated by the Board of Township Trustees shall administer and enforce this resolution. He/she may be provided with the assistance of other such persons as the board of Township Trustees may direct. The Township Zoning Inspector, before entering upon his duties, shall give bond as specified in Section 519.161, Ohio Revised Code. He/she shall be appointed for a term of four (4) years and shall be an elector of the township. Disciplinary action against the zoning inspector for failure to perform prescribed duties may be taken by the Township Trustees, after a public hearing.

Proposed new text

Section 500 Office of Zoning Inspector Created

A zoning inspector(s) designated by the Board of Township Trustees shall administer and enforce this resolution. He/she may be provided with the assistance of other such persons as the Board of Township Trustees may direct. The Township Zoning Inspector, before entering upon his duties, shall give bond as specified in Section 519.161, Ohio Revised Code.

D. Discuss Future Zoning Changes

The Zoning Commission discussed whether to set up a district south of the freeway. Does the township want more retail and if so where do we want the retail.

Trent Stepp moved to adjourn the meeting at 8:50 p.m. Taylor seconded.
Roll call: Passed 4-0.

Meeting adjourned at 9:06 p.m. by Chairman Kerner.

Approved 3/15/06

Laura Brown
Laura Brown, Clerk

Approved as corrected/amended _____

Michael A Kerner
Michael Kerner, Chairman