

# RECORD OF PROCEEDINGS

Minutes of

Meeting

## Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held November 1, 2006  
20

### **Section 910 General Business Limiting Square Footage Text Section 1401 and Section 1402 re: Junk Motor Vehicles**

The Etna Township Zoning Commission met in the Etna Township Hall on November 1, 2006 for the purpose of conducting a regular meeting. The meeting was audio taped for the township records.

The meeting was called to order at 7:00 p.m. by Chairman Colburn with the following members present: Mr. Stepp, Mrs. Taylor, Mrs. Dunlap, Mrs. Munce, Chairman Colburn, and Clerk Laura Brown.

Mr. VanDyne had a work obligation alternate Pam Munce attended for him.

Dee Dunlap moved that we adopt the agenda with flexibility. Taylor seconded. Passed 5-0.

Chairman Colburn announced he spoke to Scott Sanders with Delaware Regional Planning. At this time Scott Sanders is not able to take on large projects like a Comprehensive Plan or Zoning Resolution but could do smaller projects.

Trent Stepp made a motion to waive the public reading and approve the minutes from the meeting on October 18, 2006. Dunlap seconded. Roll call: Motion passed 5-0.

### **Section 910 General Business Limiting Square Footage**

The Zoning Commission has not received the legal opinion regarding the text amendment. Scott Sanders reviewed the text and suggested to obtain a legal review.

The Zoning Commission set a public hearing for December 6<sup>th</sup> at 7:10 for Section 910 General Business regarding GB1, GB2, and GB3 along with the definition section.

Trent Stepp moved to start the process to amend the Zoning Resolution by adding the GB1, GB2, and GB3 to Section 910 General Business as follows. Taylor seconded. Motion passed 5-0.

### **Section 910 General Business Districts (GB1, GB2, and GB3)**

#### **Building Size Limits:**

#### General Business - 1 (GB1):

Building size limits - Commercial or mixed-use buildings containing uses permitted in Section 910 shall contain no more than 65,000 gross square feet of floor area in GB-1 district.

#### General Business - 2 (GB2):

Building size limits - Commercial or mixed-use buildings containing uses permitted in Section 910 shall contain no more than 130,000 gross square feet of floor area in GB-2 district.

#### General Business - 3 (GB3):

Building size limits - No limit on building size in the GB-3 district.

### **Signs**

The Zoning Commission believes the Zoning Inspector should be able to remove improper signs per the existing text. The issue could be with what is done with the signs after removal. The board discussed contacting Ohio Department of Transportation to see if the township has authority to remove signs on State Highways. Dee Dunlap and Trustee Paul George will research and report at the next Zoning Commission meeting.

### **Junk Motor Vehicles**

Trent Stepp moved to start the process to amend the Zoning Resolution by modifications to Section 1401 Definition of Junk Motor Vehicles and Section 1402 Notification of Property Owner to add enclosed garage or accessory building as follows. Dunlap seconded. Motion passed 5-0. For the purpose of these minutes, it should be noted that "accessory building" is defined in the "Article 2 - Definitions" section of the resolution.

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### **Section 1401 Definition of Junk Motor Vehicles**

For the purpose of this section, "junk motor vehicle" means any motor vehicle, which **meets any or all of the following:**

1. Without current license plates and registration **or**
2. Extensively damaged, such damage including but not limited to any of the following: missing wheels, tires, motor, or transmission **or**
3. Apparently inoperable, that is left uncovered by not being housed in an **enclosed** garage or **accessory building** ~~other suitable structure~~, in the open on private property for more than seventy-two (72) hours with the permission of the person having the right to the possession of the property, except if the person is operating a junk yard or scrap metal processing facility licensed under authority of Section 4737.05 to 4737.12 of the Ohio Revised Code; or regulated under other sections of this Zoning Resolution.

### **Section 1402 Notification of Property Owner**

After determining that a motor vehicle fits the definitions stated in Section 1401, the zoning inspector shall notify the person having the right to the possession of the property on which the junk motor vehicle is located that a violation has occurred. The notification may be delivered in person, or may be sent by certified mail with return receipt requested. The notice shall state that within ten (10) days of receipt of the notice, the junk motor vehicle shall be covered by being housed in an **enclosed** garage or **accessory building** ~~other suitable structure~~, or shall be removed from the property.

### **Section 503 Proceedings of the Zoning Commission**

Dee Dunlap discussed with the Zoning Commission changing Section 503 to remove in March of each year. The new text would start with The Zoning Commission shall organize and select a chairman and vice-chairman. Trent Stepp suggested leaving in the year so that every year the Zoning Commission will organize. The Trustees appoint members in January. Vince Colburn suggested within sixty days of a Board member changing the Zoning Commission will organize. If you leave March in it will give a new member a chance to get familiar with the other members. This amendment will be discussed at the March Organizational meeting.

**MSI Engineering** – Trent did finally hear back from Chris Hermann, they have new voicemail. Trent sent an email about a firm out of Bowling Green. Chris Hermann recommends the Comprehensive Plan come first because the Zoning Resolution will be built around the Comprehensive Plan. Chris Hermann recommends sending him a hot list of what the concerns are in the township immediately. Put the little issues on hold. They like to work with 10 -12 people on a steering committee when doing a Comprehensive Plan. The Zoning Resolution is done by taking what you already have and cutting and pasting in the new sections.


Trent stated Brad Mercer with Licking County Planning Commission was helpful but seemed to have a full plate with existing work. If the Trustees sent them a letter it would be scheduled first or second quarter 2007. Brad Mercer is the only one at LCPC that typically does Zoning Resolutions and he is already working on two. Trent does have zoning resolution references from Brad Mercer but had not had time to check the references. Trent feels that Brad is capable and willing to help but at this time is very busy. Licking County Planning Commission does charge a very small fee for the purpose of making copies, etc. Trent Stepp is comfortable with MSI doing the Comprehensive Plan. The commission will send the Trustees a letter.

Claudette VanDyne and Paul George had questions regarding MSI Engineering.

Dee Dunlap moved to adjourn. Munce seconded. Roll call: Pam Munce, yes; Trent Stepp, no; Tina Taylor, yes; Dee Dunlap, yes; and Vince Colburn, no. Motion passed 3-2. Meeting adjourned at 8:30.

Approved 11-15-06

Approved as corrected/amended 1

  
Laura Brown, Clerk

  
Vince Colburn, Chairman