

RECORD OF PROCEEDINGS

Minutes of

January 17

Meeting

2007

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

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The Etna Township Zoning Commission met in the Etna Township Hall on January 17, 2007 for the purpose of conducting a regular meeting. The meeting was audio taped for the township records. Chairman Dunlap called the meeting to order at 7:01 p.m. and the pledge of allegiance was recited. Roll call showed Mr. Stepp, Mrs. Munce, Mrs. Taylor, Mr. Van Dyne, Chairman Dunlap, and Clerk Laura Brown present.

Jim VanDyne nominated Tina Taylor. Tina Taylor nominated Trent Stepp. Jim VanDyne asked what the difference was in the Chairman Pro-temp and the Vice Chairman. Laura Brown explained that Vince Colburn was the Chair and Dee Dunlap was the Vice Chair and since the Zoning Commission holds their organizational meeting in March and Vince Colburn came off the board we need a Chairman Pro-Temp until March. If Dee Dunlap is appointed the Chairman Pro-Temp then a vice chairman is needed. The Zoning Commission misunderstood and the nominations start over.

Tina Taylor nominated Dee Dunlap. VanDyne seconded. Motion passed. Dee Dunlap is the Chairman Pro-Temp until the March organizational meeting.

Tina Taylor nominated Trent Stepp for Vice Chairman. Dee Dunlap nominated Jim VanDyne. Jim stated he works too much to be Vice Chairman. Roll call: Trent Stepp, Jim; Pam Munce, Trent; Tina Taylor, Trent; Dee Dunlap, Trent; and Jim VanDyne, Trent. Trent Stepp will be the Vice-Chairman until the March organizational meeting.

Jim VanDyne moved that we adopt the agenda with flexibility. Taylor seconded. Roll call: Motion passed 5-0.

Dee Dunlap welcomed Pam Munce. The Trustees passed the text amendments on Section 910 and Section 1401. Trustee Dick Knapp thanked the Zoning Commission for the hard work they put into the language of the square footage text. Mr. Knapp discussed the joint meeting with MSI and them for February 7, 2007.

Trent Stepp made a motion to waive the public reading and approve the minutes from the meeting on January 3, 2007. VanDyne seconded. Roll call: Motion passed 5-0.

Old Business

A. **MSI Engineering** – The Zoning Commission discussed the communication issues between the Zoning Commission and MSI Engineering. Trent Stepp stated he was referred to Erin Prosser by Chris Hermann. Dee Dunlap suggested having MSI Engineering review the legal opinions and the PUD Overlay Districts.

Jim VanDyne moved to have MSI review the Planned Unit Development districts. Taylor seconded. Discussion: Drafting a letter to MSI with the PUD sections and the legal opinions. Roll call: Trent Stepp, yes; Pam Munce, yes; Tina Taylor, yes; Dee Dunlap, yes; and Jim VanDyne. Motion passed.

The Zoning Commission was given a copy of the PUD section and a copy will be emailed to MSI Engineering along with the legal opinions.

Dee Dunlap requested a copy of the questions in their red folders. The Zoning Commission was provided copies tonight.

B. **Section 1031 – Principal Structure Limitation** - Jim VanDyne discussed this section and how it would apply to Wal-Mart. The Zoning Commission discussed the two zonings on the property and whether the parking could be used as an accessory use on the agriculture part on the parcel to the general business section of the parcel. Parking is not an accessory use to agriculture. The agriculture property does not have a principal structure. The parking is an accessory use in the General Business portion of the property to the principal structure. The Zoning Commission has to go by the zoning resolution. Chairman Dunlap stated this can be removed from the next agenda.

The chairman chose to discuss the TRC then move onto buffering.

D. **Etna Township's Technical Review Committee** – Jim VanDyne and Trent Stepp will serve on the Technical Review Committee until March. The Zoning Commission will attend the TRC on January 31, 2007 for experience. The zoning inspector makes the final decision, the Zoning Commission can only give him a recommendation.

Jim VanDyne moved to recess at 8:04 p.m. Taylor seconded. Roll call: Passed 5-0. Back in session at 8:10.

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CH ~~Buffering~~ - Chairman Dunlap provided the Zoning Commission with ~~copies~~ ²⁰ of other townships buffering requirements. Buffering is currently in Section 913, 914, 1012, 1108, and 1313 of the Etna Township Zoning Resolution. It was discussed referencing Webster's Dictionary if it is not defined in the Zoning Resolution. Chairman Dunlap read the definitions from Delaware County, Licking Township, and Berkshire Township. Newark Township and Licking County did not have a definition on buffering. Trent Stepp discussed the sections in the Liberty Township Zoning Resolution and likes the table on page 60 but feels a more detailed table could be done. The commission discussed buffering and landscaping and the difference between the two. The Zoning Commission discussed the options of buffering around the industrial park and residential areas. Trent Stepp suggested a landscape divider. The definitions in Licking Township for buffering were good. Trent Stepp suggested the Zoning Commission review the variety of documentation from other zoning codes and return to the next meeting with specific ideas of what should be implemented in Etna Township. It was decided to primarily focus on the buffering first and then address issues with landscaping.

Jim VanDyne moved to adjourn the meeting. Taylor seconded. Roll call: Motion passed 5-0.

Approved March 7, 2007

Approved as corrected/amended _____

Laura Brown
 Laura Brown, Clerk

Dee Dunlap
 Dee Dunlap, Vice Chairman