

RECORD OF PROCEEDINGS

Minutes of

February 21

Meeting

2007

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

20

The Etna Township Zoning Commission met in the Etna Township Hall on February 21, 2007 for the purpose of conducting a regular meeting. The meeting was audio taped for the township records. Chairperson Dunlap called the meeting to order at 7:05 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 moved that we adopt the agenda with flexibility. Stepp seconded. Roll call: Motion passed 5-0.

Old Business

A. MSI Engineering - Dee Dunlap reviewed the joint meeting with the Trustees and MSI. A list of the steering committee was given to the members. Tina Taylor would like to be notified if Dee Dunlap can not attend she will attend for the Zoning Commission. If there is a member of the steering committee that can not attend she would like to be a member to represent Cameron Chase. The Trustees did approve this list for the Steering Committee. The Zoning Commission discussed if you have too many people then the steering committee will not get anything done. Gary Burkholder stated his position is the representation from the subdivision. He feels subdivision life is different than if you do not live in a subdivision. Dee Dunlap stated there are representatives from subdivisions.

The Trustees approved the contract with MSI Design. The contract provided a layout with time frame of how to proceed. The contract had a five month lead time. Dee Dunlap asked the members to make sure and answer the questions for MSI Design. Dee also suggested that any pictures the Zoning Commission would like to contribute to the steering committee they provide them to her before the first meeting.

Jim VanDyne discussed the need for an architectural review board. Gary Burkholder has spoke with Don Brosius regarding the architectural review board and comprehensive sign plan and the PUD's. Don feels a joint meeting between the Trustees, MSI, himself, and the Zoning Commission is needed. The Trustees approved \$2,000 for the joint meeting. The Zoning Commission will email their meeting dates to MSI and Don Brosius and have them pick a common date. This time should come off MSI's twenty hours previously approved. Under new business the overlay districts and land use map will be discussed with MSI and the steering committee.

The Zoning Commission discussed contacting Wal-Mart on how the township would like the building and look to be. They discussed the reinvestment into the community. They also discussed the State Route 310 widening project.

B. Buffering -

The Zoning Commission discussed what definitions will need to be added when the buffer section is added to the Zoning Resolution. They discussed placing buffering between residential and agriculture when it abuts a subdivision or planned unit development.

The commission will add a separate buffering section in the zoning resolution with a chart that will reference the different zoning districts. The commission discussed trees being planted as a buffer and then growing tall enough that it is on the neighbor's property.

Definition of BUFFER: A section or area within a property or site consisting of either natural existing vegetation or created by the planting of trees and/or shrubs or the erection of fences and/or berms designed to limit the view, sound, illuminations, or other characteristic from the site to adjacent sites or properties. Buffers are free from buildings, advertising, driveways, or other paved surfaces and should be natural or aesthetically pleasing. They are usually composed of dense evergreens, landscaped earthen berms, or walls or fences made of natural appearing materials.

Trent will email Erin for her opinion on landscaping and tree placing. The Sycamore Township section was printed for the Zoning Commission to review.

Gary Burkholder asked what the Zoning Commission thought of Jefferson Township.

Trent Stepp and the Zoning Commission thanked the road crew for their efforts keeping Etna Township's roads clear.

Jim VanDyne moved to adjourn the meeting. Stepp seconded. Roll call: Motion passed 5-0. Meeting adjourned at 9:20 p.m.

Approved March 7, 2007

Approved as corrected/amended \_\_\_\_\_

Laura Brown

Dee Dunlap

Laura Brown, Clerk

Dee Dunlap, Chairman