

RECORD OF PROCEEDINGS
Etna Township Zoning Commission

Minutes of

Meeting

March 21,

2007

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Joint Mtg with Trustees
Met with Don Brosius

20

The Etna Township Zoning Commission met in the Etna Township Hall on March 21, 2007 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 7:02 p.m. by Chairperson Dunlap with the following members present: Mr. Stepp, Mrs. Munce, Mrs. Taylor, Mrs. Dunlap, Mr. Van Dyne, and Clerk Laura Brown. Paul George called the Trustees meeting to order and roll call was taken. The pledge of allegiance was recited.

Jim VanDyne moved to adopt the agenda. Tina Taylor seconded. Roll call: Motion passed 5-0. The Trustees adopted their agenda.

Chairperson Dunlap introduced Don Brosius. Don Brosius discussed the draft Planned Unit Developments that Phil Laurien started last year. Don Brosius recommended doing the Comprehensive Plan but the immediate needs of Etna Township are the Planned Unit Development section. Don Brosius discussed the following Planned Unit Developments:

1. What he calls a stand alone PUD. This is for a specific use. A planned residential district, planned industrial, planned recreational and so on.
2. The township has the ability to rezone property on your own initiative but can not rezone to a PUD. A township can create a floating PUD. A property owner then applies for the PUD but it is not a rezoning. The township sets the standards for the floating planned unit development.

Don Brosius discussed the draft Planned Unit Development text. The prosecutor had a concern that you could not have a residential PUD. Don Brosius stated a residential PUD with an open space requirement is a valid PUD because it is a mixed use. The draft PUD the township has follows this process. The developer comes in and agrees to the PUD under a preliminary development plan, that it is subject to referendum. Once it is rezoned the developer then comes back with a final plan with more detail. The problem with this is how comfortable is the township without all of the details filled in. In residential development it is easier for the developer to know what he is going to do than in a commercial development.

Erin Prosser presented a copy of the New Albany PUD Development Standards.

The Site Specific PUD is the type the developer determines the standards. The City of Delaware and Dublin use the Site Specific. Don Brosius stated it requires a lot of knowledge, staff and time. It is more difficult. Dublin has a larger staff.

Erin and Don both stated that density is not always a bad thing. It is how the high density is allowed.

Chairperson Dunlap asked where the township starts with the draft PUD. Don Brosius feels it is a draft that needs work. Legally the township can have a residential PUD with open space. Once the property is rezoned, the preliminary plan goes through the process. The final development plan is an administrative act and not subject to referendum. When the township does a PUD the rezoning process is set up in the statute. I can vest in the Zoning Commission or Trustees the ability to administer the PUD. Don Brosius has seen it done both ways with the Zoning Commission making the final decision or the Trustees making the final decision. He has also seen it were the Zoning Commission makes a recommendation to the Board of Trustees and then the Trustees make the decision. This is not a rezoning and the Trustees vote will be a majority decision and not a unanimous decision like a rezoning.

Don stated the township needs to decide what they want to see. The township can also do commercial planned unit developments and the township could float the cloud over the entire township for a residential planned unit development. Jefferson Township has a suburban periphery planned unit develop that has higher density if the property is adjacent to a municipality.

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Don Brosius stated the old planned unit development used the underlined zoning districts and was basic. With the other types of planned unit development the sky is the limit. ~~The annexation issue is a difficult issue to avoid. The suburban periphery in a limit area will help.~~

It was discussed that the township needs to determine what they want to look like and then implement the zoning to accomplish what the township wants to look like.

The four residential planned unit developments.

1. Conservation (overlay)
2. Typical Residential - low density
3. Suburban Periphery
4. Multifamily

The township could also create commercial and industrial planned unit developments.

Erin Prosser will get examples to the Zoning Commission of the densities and examples of planned unit developments. Multifamily can be a nice development if done correctly. Don Brosius stated to be careful of forms (examples) they are to give you ideas. He suggested inviting a developer to a meeting for input.

Don Brosius stated the box limitation is a start. He was given the general business districts to review. The Zoning Commission discussed what the density is being offered by Reynoldsburg.

Gary Burkholder discussed architectural review boards and the need for a comprehensive sign plan. He also suggested buried utilities.

Don Brosius suggested looking at some examples. Randall Arendt is the father of conservation districts. Kirby Date out of the North Cleveland area has a seminar The Countryside program. Plain Township in New Albany did a Conservation Development without the overlay using Kirby Date as a guideline.

Don Brosius will communicate with Erin Prosser and Chris Hermann to get the township some examples to review.

Dee Dunlap explained that the Zoning Commission is currently working on the buffering text.

Don Brosius stated the township is allowed to charge fees but can not make a profit.

Don Brosius stated that Perry Township is working with MSI Design on text regulating architectural review. He suggested looking at Berlin Township, Delaware County for ideas.

Don Brosius reviewed access management. The new law in 2002 regarding access management was provided. H.B. 366 signed on July 25, 2002 was passed. Ohio Revised Code Chapter 5552. If Licking County does not have an access management plan then the township can initiate one. The county engineer is involved with the county or the township when implementing an access management plan. Chris Hermann discussed how the roads in the township are classified. Marie Donosrio and Peter Griggs with Loveland and Brosius were in attendance and they do this type of work along with Don.

Jim VanDyne asked Don Brosius if the township had to have an architect on the committee. Don Brosius stated if the township creates a committee separate from the Zoning Commission or Zoning Inspector then you need a licensed architect. If the Zoning Commission or Zoning Inspector is the architect review board then you do not need a licensed architect.

The meeting recessed from 9:10 p.m. to 9:20 p.m.

Chairperson Dunlap discussed the Section 502 - Zoning Commission Created regarding being removed from office after a public hearing. A discussion regarding removing a public employee and removing a commission member in regards to a public hearing.

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The Zoning Commission recommended the Trustees work it out with Laura Brown to remain the clerk for the Zoning Commission. Gary Burkholder stated that Laura has brought together the three boards and improved communications. He stated the Trustees had not made a decision on that at this time. Gary asked that the comments be reflected in the minutes. Paul George stated he is losing his right arm and looks forward to working something out.

Jim VanDyne moved to adjourn at 9:44 p.m. Trent Stepp seconded. Roll call: passed 5-0.

Approved April 4, 2007

Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Dee Dunlap
Dee Dunlap, Chairperson