

**RECORD OF PROCEEDINGS**

Minutes of

Meeting

**Etna Township Zoning Commission**

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held April 18, 2007  
20

**Buffering Signs**

The Etna Township Zoning Commission met in the Etna Township Hall on April 18, 2007 for the purpose of conducting a regular meeting. The meeting was audio taped for the township records.

The meeting was called to order at 7:01 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. The pledge of allegiance was recited.

Jim VanDyne moved to adopt the agenda with flexibility. Pam Munce seconded. Motion passed 5-0.

**Announcements and Zoning Commission Comments**

Dee Dunlap reviewed the Section 502, 503, and 504 text amendments.

Bernie Caplin with CapOhio spoke to the Zoning Commission regarding a property on Smoke Road and Route 40. This property consists of 179 acres and is currently zoned M1. Mr. Caplin discussed a rezoning on this property that would be more than just General Business 3 with big box retail across the front of the property. It would be similar to what is developed at Waggoner and Broad Street with Meijers, Target, Lowes, Home Depot across the front with a mixture of office, warehouse and may be multi family. He wanted to know if that was the type of zoning or use they would like to see for the property.

Chairperson Dunlap explained that the change to GB1, GB2 and GB3 was to slow down the development while the township decides where it should be. She believes Route 40 is better than 310. The township is still working on a Land Use Plan. The steering committee is planning what the township would look like. Bernie Caplin asked if that was how the entire commission felt and he is assuming somewhere in the township they would like GB3. Dee Dunlap feels he is a little ahead of the township.

Jim VanDyne asked if he was zoned general business. Bernie Caplin explained it is currently Manufacturing 1. Trent Stepp stated he would personally vote against it today because he would want to wait on the Steering Committee's recommendation. The only area Trent would support development would be by I70. Bernie Caplin questioned when the conclusions would come and was told approximately four months. Dee Dunlap explained they need to discuss where it needs to be. Jim VanDyne suggested going ahead with the preliminary plan to be ready. Trent Stepp stated he would support the development in this area if the steering committee comes back and says that is where they would like to see development like this. Jim VanDyne suggested he go to the Steering Committee with his suggestions. Laura Brown will email Bernie Caplin the Steering Committee members and the date of the next meeting.

Trent Stepp moved to waive the public reading and to approve the minutes from the March 7, 2007 meeting. Jim VanDyne seconded. Motion passed 5-0.

Jim VanDyne moved to waive the public reading and to approve the minutes from the April 4, 2007 meeting. Tina Taylor seconded. Tina Taylor suggested under new business adding Laura Brown. Motion passed 5-0.

Jim VanDyne asked if the Zoning Commission could go back to announcements. He thanked Trent Stepp for the email he sent out to reply to the concerns of the Board of Zoning Appeals hearing on Monday April 16, 2008. Trent Stepp explained that he received an email regarding the Board of Zoning Appeals. He felt the email was misleading and responded with his opinion based on facts.

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**Old Business**

**A. Buffering** – Trent Stepp provided a document regarding buffering. Using Sycamore and Licking he merged the two documents.

Dee Dunlap recommended we refer to the definitions and remove Section 1602 Definitions.

The Zoning Commission discussed making the Zoning Resolution more consistent between sections with layout, font, bold, and so on. The buffering section Trent submitted is the Tahoma font.

The Zoning Commission reviewed definitions and made changes as needed.

**B. Comprehensive Sign Text** – Jim VanDyne will draft a sign plan for review at the next meeting. Jim has samples from Reynoldsburg and Licking County.

**New Business**

**A. No new business**

**Public Comments**

Dick Knapp sent the Zoning Commission a memo regarding MSI Design providing the Zoning Commission with sample language on Planned Unit Developments. MSI Design has quoted the township on drafting the Planned Unit Development language. Dee Dunlap stated that Don Brosius and MSI were going to provide samples. The Zoning Commission thought that Erin Prosser was going to provide samples within a couple days. The Zoning Commission discussed the Planned Unit Development text that was written with Phil Laurien's recommendations. Trent Stepp felt that MSI was going to provide samples and a proposal for them to write the text. Trent Stepp stated that there are only two members of the current Zoning Commission that participated in the writing of the Planned Unit Development text amendment.

Dee Dunlap and Dick Knapp will meet call to set up a meeting with Erin Prosser to discuss the Planned Unit Development text amendment. The Zoning Commission would like the three sample Planned Unit Developments and the time frame of when MSI would start the process on the Planned Unit Development Text.

Pam Munce moved to adjourn at 9:00 p.m. Tina Taylor seconded. Roll call: passed 4-1.

Approved May 2, 2007

Laura Brown  
Laura Brown, Clerk

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

Dee Dunlap  
Dee Dunlap, Chairperson