

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held July 18, 2007 20

Buffering

The Etna Township Zoning Commission met in the Etna Township Hall on July 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 7:00 p.m. by Chairperson Dunlap with the following members present: Mr. Stepp, Mrs. Munce, Mr. Bravard, Mrs. Dunlap, and Clerk Laura Brown. Mr. VanDyne arrived at 7:15 p.m. The pledge of allegiance was recited.

The minutes for July 11, 2007 will be approved at the August 1, 2007 meeting.

Trent Stepp moved to adopt the agenda with flexibility. Pam Munce seconded. Passed 4-0.

Announcements

Dee Dunlap discussed the sign code and recommendations from Erin Prosser. The commercial planned unit development may help. The planned unit development text from Erin was printed for the Zoning Commission so they can review it prior to the joint meeting with the Trustees.

Old Business

The Zoning Commission discussed the mobile home park, Whispering Pines, located on route 40. This property is currently zoned low density residential district (R-1). The zoning for manufactured home park (MHP) is currently shown on the zoning map on the property to the west. The Zoning Commission discussed if the map would remain low density residential district and not be changed to Manufactured Home Park. It would remain a non conforming existing use. Dan Bravard discussed having the property surveyed. The county would have a description of the property. If the commission did not rezone the property where the mobile home park currently is zoned as R-1 then no more mobile homes could be added to the park or if a mobile home is removed it could not be replaced with a new mobile home.

Pam Munce moved to start the application process to rezone the property at 7913 National Road, Whispering Pines from low density residential district (R-1) to manufactured home park (MHP). Dan Bravard seconded. Roll call: Trent Stepp, no; Dan Bravard, yes; Pam Munce, yes; Dee Dunlap, yes; and Jim VanDyne, yes. Passed 4-1.

Pam Munce moved to start the application process to rezone the manufactured home park (MHP) portion of the property at 9361 Watkins Road to low density residential district (R-1) leaving the agricultural (AG) section as is. Dan Bravard seconded. Roll call: Trent Stepp, yes; Dan Bravard, yes; Pam Munce, yes; Dee Dunlap, yes; and Jim VanDyne, yes. Passed 5-0.

Buffering - The Zoning Commission reviewed the buffering text and made suggestions. The Zoning Commission changed the minimum width of buffer from 25 ft to 30 ft. The canopy tree was changed from 4.5 to 5 and the shrubs from 8.5 to 9. Both changes were done in Table 16B. The section labeled Notes (Table 16A and Table 16B) Item 3 delete (to) and move boundary to after buffer to read buffer boundary. Item 4 delete boundary. Item 5 change (to) to (do). Add vehicular use area to the definition section also. On Item 7 move boundary to after buffers to read buffers boundary. Add clear sight triangle to the definition section. Section on Design change Figure 14D to 16A. Delete the line recommended distance and see Licking Township example on pages 291 and 292. Woodland and Resource Preservation replace with Licking Township page 296.

Trent Stepp will make the changes for the next meeting.

Dee Dunlap adjourned the meeting at 10:25 p.m.

Approved August 1, 2007 Approved as corrected/amended

Laura Brown, Clerk

Dee Dunlap, Chairperson