

## RECORD OF PROCEEDINGS

Minutes of

Meeting

## Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held September 26, 2007  
20**PUD – Trustees/Zoning Commission**

The Etna Township Zoning Commission met in the Etna Township Hall on September 26, 2007 to hold a special meeting with the Board of Trustees. The meeting was audio and video taped for the township records. The Zoning Commission meeting was called to order at 7:05 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.

Dee Dunlap moved to adopt the agenda with flexibility. Pam Munce seconded. Passed 5-0.

Trent Stepp moved to waive the public reading and to approve the Zoning Commission minutes from the September 12, 2007 meeting. Jim VanDyne seconded. Roll call: Motion passed 5-0.


The Board of Trustees and the Zoning Commission reviewed the proposed text from MSI Design regarding the Planned Unit Development section for the Zoning Resolution.

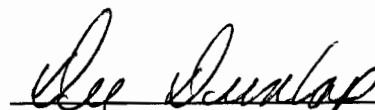
(Page 12) Under F. Administrative Review change the sentence to read "Zoning Inspector, Zoning Commission and their designated technical advisors" (Page 24) Typo C. Open Space Calculations – PRD-1 should be PRD-2. Under the Density Bonus item 2 and the end of the sentence the board needs clarification what Items 1 and 2 are referring to? The Zoning Commission discussed Item C under Common Open Space regarding centralized wastewater disposal systems and would like for clarification regarding this item. Centralized wastewater disposal systems are also under Natural Green Space. The boards discussed the restrictions on temporary structures under Section 1302.03 Accessory Uses and how long they should be permitted. It was decided this section needed to be studied. Accessory Uses regarding home occupation should reference the section in Etna Township's zoning resolution. On pages 17 and 27 the section 3 under prohibited uses needs to read the same by rewording the section 3 on page 27 to read "no trailers of any type, no boats, and no motor homes shall be parked in front ...for more than 72 hours (72)". The boards would like to change 24 hours in both section to read 72 hours (72). The board discussed how this would be enforced. The boards would like to specify that the reserves/open space can not be sold. There was a discussion regarding the definition of open space. By allowing a school site in the open space will the school count as open space. On page 19 Item 3 Perimeter PRD-1 Setback should read "100 feet from external property lines." On the same sentence under PRD-2 the -2 needs added. The next section under accessory structures Item H add to the last sentence "and shall not be located in any easements." Item 10 Sidewalks should read "concrete sidewalks or asphalt walking paths" and change 5' landscaped to 6' landscaped or grassed strip. Item 12 minimum front setbacks for PRD-1 change to 40 feet from the street and PRD-2 change to 30 feet. Item 13 Minimum lot size for PRD-1 change to 14,000 and PRD2 change to 12,000 square feet. Item 16 driveway setbacks change to 4' setback in both. The board is going to revisit the section number 20 Building Dimensions to consider size as per local condo's and apartments. Under the section regarding Utilities add "shall be buried underground and located in the rear yard".

On page 19 under Stormwater, Item D add "Appropriately sized pond, aeration/fountain shall be included in all retention ponds".

The discussion was recessed at 8:50 p.m. and called back to order at 9:01 p.m.

Dee Dunlap moved to adjourn the meeting at 10:25 p.m. Tina Taylor seconded. Motion passed 5-0.

  
Laura Brown, Clerk

  
Dee Dunlap, Chairperson