

RECORD OF PROCEEDINGS

Etna Township Zoning Commission

Minutes of

Meeting

November 28th

2007

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Hold Signs

Review PUD Text

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The Etna Township Zoning Commission met in the Etna Township Hall on November 28th, 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. Taylor, Mrs. Dunlap, Mr. VanDyne, and Clerk Laura Brown. Mrs. Munce was ill. The pledge of allegiance was recited.

Jim VanDyne moved to adopt the agenda with flexibility. Tina Taylor seconded; motion passed 4-0.

Trent Stepp moved to waive the public reading and approve the minutes from the November 7, 2007 meeting. Tina Taylor seconded. Roll call: passed 4-0.

Chairperson Dunlap announced the Trustees passed the Buffering Text Amendment.

New Business

Rodger Kessler with Kessler Signs presented information regarding signs. Mr. Kessler has been in the business for approximately thirty five years and has worked with communities to design codes that work for their community. Mr. Kessler brought a few books that focus on visual communication. Monument signs can become an issue in communities that are already developed because the sign is too close to the road and when exiting the property they impair vision. A suggestion was a pylon sign and electronic message center. Mr. Kessler is currently working with the City of Newark. The City of Newark has created twenty five different zones in their code and he does not recommend that many zones. He suggested limiting the signage in residential zones with special restrictions for golf courses, swimming pools, recreational type signage. The township may want to require landscaping around the signs. The signage around the interstate may need different restrictions for the traffic looking for hotels or restaurants. He strongly suggests making the signage attractive using landscaping and feels this is more important than the restriction on the size of the sign. The Post Office does not have rules to follow in regards to signs. Schools are their own government but most schools will come to the community and try to comply with the code. Churches do have to follow the rules. The township can not regulate the content on the sign. The township can regulate the size. Mr. Kessler discussed the City of Columbus uses Mass Factors. A two lane 35mph road may have a 4 mass factor. A four lane may have 8. The height times the width get the square root then the mass and this is the square footage for the sign. This keeps everyone equal. He suggested looking at the City of Columbus sign code. Mr. Kessler also suggested having the option to vary from the code for special circumstances. Trent Stepp discussed the signage along the interstate. Trent prefers the signage that is lower and all of them on one reflective sign. Trent stated the higher signage is good for the interstate but the local residents have to look at the sign from their homes. Mr. Kessler stated the signs are taller to be seen over the trees. Mr. Kessler stated that the lower logo signs are harder to see from the road and a truck could block the sign. He stated the sign company's are addressing the concerns of lighting up the community and changing the bulbs used in the sign to save energy.

Old Business

Planned Unit Development – The Zoning Commission reviewed Stan Robinson's suggestions regarding the PRD 1 and 2. Question 1 section 1301-02 B 1 b on environmentally sensitive areas not allowing structures and Stan questioned low damage structures, playground equipment. The Zoning Commission did not change this section. Question 2 was regarding maintenance and was previously addressed in the open space memo from Erin with MSI. Trent stated this is being misinterpreted; this is a submission requirement not a zoning requirement. Stan withdrew questions 2 and 3. Question for Erin on page 5 Item 3 Preliminary Plan Approval Period regarding the legality of the plan expiring. Trent reviewed the previous legal opinions from Don Brosius and Brent Shenk. The Zoning Commission decided the legal opinion is not needed at this time and the plan will expire. Stan's question 4 page 6 regarding minor and major change. Stan does not feel Items C and D are minor changes and that they are zoning changes. Stan feels that ORC Section 519 states the Trustees have to approve zoning changes. The change is a minor change to a preliminary development plan. Major changes are approved by the Trustees. After discussion Stan withdrew questions 4 and 5. Question 6 on page 6 1301.02 C1b and 1a add "See Article 16 buffering". The Zoning Commission agreed to add this. Trent Stepp reviewed and suggested asking Erin whether a minor change is an administrative

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~~act or is it a legislative act. Question 7 page 8 Item 12 regarding the bond, it was suggested to re-word to "The applicant's posting of a bond". Question 8 Item 2 Stan withdrew. Page 9 top of page regarding the extension of time limit, Stan feels this would be a variance from the BZA. Trent Stepp suggested having Erin re-write this section to clarify the intent. The extension of the plan is granted by the Zoning Commission.~~

The Zoning Commission recessed from 9:10 to 9:15.

Question 10 was withdrawn by Stan. Question 11 page 10 Stan questioned if this should be a separate PCD? The Zoning Commission stated the planned unit development may have commercial, mixed uses. Question 12 page 11 was fine as written no change needed. On question 13 page 6 change to read all bodies of water including existing or planned retention or detention ponds. The zoning commission had noted on page 12 to ask Erin about the density bonus Item 2. The Zoning Commission decided they did not need to ask Erin on the wastewater disposal system and no change for Stan's questions 14 or 15. On question 16 page 14 Item 1 it was decided to have the section read "See Section 306". Question 17 page 14 Item 2 it was decided to leave as is. Question 18 page 15 Stan withdrew.

Jim VanDyne moved to adjourn at 10:05. Trent Stepp seconded and passed 4-0.

Meeting adjourned at 10:05 p.m.

Approved Dec 19, 2007

Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Dee Dunlap
Dee Dunlap, Chairperson