

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held March 5th 2008 20

The Etna Township Zoning Commission met in the Etna Township Hall on March 5th, 2008 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: Dan Bravard, Trent Stepp, Pam Munce, Dee Dunlap, Jim VanDyne, and Clerk Laura Brown. The pledge of allegiance was recited.

The reorganization will be held at the next meeting.

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

Jim VanDyne moved to waive the public reading and approve the minutes from the February 20, 2008 meeting. Trent Stepp seconded. Roll call: passed 5-0.

New Business

A. Setback chart. The setbacks for a general business or local business property in Etna Proper were discussed. The definition of setback line excludes accessory building or structures. The board will discuss the setbacks for the township in the near future. In general business and local business districts do not have rear setbacks. Until the setbacks are addressed the property owners will need a variance. The township needs to decide what they want Etna Proper to look like. It was discussed to make Etna Proper a PUD.

Old Business

PRCD - Conservation District The Zoning Commission started at 1707 PRCD Development Plan Standards. In Section 1707 under D. Accessory Structures Item 4 change the word 'building' exceed to "structure" and principal structure to "building". The commission discussed the word "complimentary" in Item 5 versus using "similar". It was decided to leave in the word "complimentary". Stone and Stucco are complimentary in material but not similar in material (not in color). Item 7 change it to read "Accessory structures and uses, with the exception of fences, shall be located a minimum of ten (10) feet from all lot lines. In Item 8 change the words "structure" to read "building" also add "and shall not be located in any easements." In Section F Storm water change the word "should" to "shall" and add the following "Appropriately sized pond aeration/fountain shall be included in all retention and detention ponds. A maintenance plan must be submitted as part of the zoning text and approved by the Board of Trustees." In Section K Streets change the word "should" to "shall" and ask Erin to why this is not consistent with the wording in PRD1 and 2. In Section M add the word "Concrete" in front of sidewalks and "asphalt" in front of walking path. In Section N delete the word "foliage" and change it to read "and tree rows must be preserved" after 2 acres. This makes the text consistent with PRD-1. Change Section O to read "Deciduous, broad leaf street trees if required by the Zoning Commission, shall be placed one for every 40' of lineal road frontage on new roads and should be located along existing roads in a naturalized street tree pattern unless otherwise designated by local plans" to be consistent with PRD-2. In Section S Minimum Side Yards match the format of PRD1&2. Laura Brown will compare PRD-1, PRD-2, and Conservation and make them match PRD-2 for formatting. In Section U replace "building" with "structure". In Section V add the text as defined in the definition section. In Section Y replace with the section from PRD-2. In Section Z change the XI to 11 to be consistent with the Zoning Resolution. In Section AA add the text to locate in the rear of the property and change PRD-2 to PRCD District. In Section BB change the XII to 12. In Section CC change the roman numerals to numbers. Ask Erin if the entire Conservation District is residential only. In Section EE ask Erin if this section could be like PRD2 or if there a reason they are different.

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**PRD1 and PRD 2**

Dee discussed the requirements in a minor and major change in regards to off-street parking. Trent stated in commercial it is major but not in residential. The process is in two places in the preliminary and final plan. The Zoning Commission agreed to add "natural" before ground cover in regards to minor or major plan changes in all the documents. In PRD1 delete the final sentence "Materials and colors shall be submitted for approval", Ohio Revised Code 519.02(A) restrictions this.

The Zoning Commission discussed the definitions that are recommended and the ones already in the zoning resolution. The definitions in the zoning resolution and proposed are fine. In the proposed definitions the Dwelling, detached single family is longer and more detailed then dwelling unit, Common Wall single family attached. It was decided to delete "related by blood, adoption, or marriage, or up to five unrelated individuals."

**Fences and Article 10** will be finished at the next meeting.

Jim VanDyne moved to adjourn. Trent Stepp seconded. Meeting adjourned at 9:40 p.m.

Approved March 26<sup>th</sup>, 2008 Approved as corrected/amended \_\_\_\_\_

Laura Brown  
Laura Brown, Clerk

Dee Dunlap  
Dee Dunlap, Chairperson