

RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

September 17th,

2008

held
Article 9

20

The Etna Township Zoning Commission met in the Etna Township Hall on September 17th, 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 7:04 p.m. by Chairman Stepp with the following members present: Dan Bravard, Randy Snider, Bill Young, Trent Stepp, Mike Kerner, and Clerk Laura Brown. The pledge of allegiance was recited.

Bill Young moved that we adopt the amended agenda. Randy Snider seconded and the motion passed without objection.

Zoning Commission Announcements and Comments

Bill Young attended the Comprehensive Planning Committee meeting and he provided a recap from the meeting. The Zoning Commission discussed the current Future Land Use Plan.

Dan Bravard moved to waive the public reading and to approve the minutes from the August 20th, 2008 meeting. Bill Young seconded and the motion passed without objection.

Bill Young moved to waive the public reading and to approve the amended minutes from the September 3rd, 2008 meeting. Mike Kerner seconded and the motion passed without objection.

Planned Unit Development Text – Trent Stepp is finished with the Planned Commercial District and PRD-1/PRD-2 text. Laura Brown will update and send them out. Trent is still working on finalizing the Planned Conservation text that Laura Brown updated. A draft text amendment will be forwarded as soon as it is completed to Licking County Planning Commission, Eric Fox, and Zoning Commission. This will be officially forwarded to Licking County Planning Commission on October 1st for their meeting in October. The Zoning Commission will review the Article – 2 Definitions at the October 1st, 2008 meeting.

Article – 9

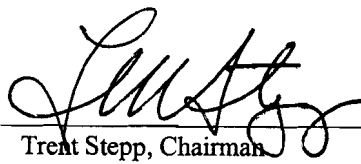
The Zoning Commission started with Section 906 in Article – 9. In Section 906 the Zoning Commission will move the section referencing the removal of this section under the title for Section 906 so it is in the correct section. The text will remain in Section 906; the font will be lightened and placed in italics so it will stand out. The Zoning Commission discussed the removal of Section 906 and if the development was destroyed by a tornado what would happen. This would be determined by the grandfather clause and non-conforming regulations in the Zoning Regulations. Bill Young reviewed Section 907 Manufactured Home Park District and recommended changes. Bill Young reviewed regulations from the City of Columbus and surrounding areas. He suggested a section stating the purpose of the section. The Zoning Commission discussed the definitions for manufactured home. The Zoning Commission discussed the fact that the current section is not really for manufactured homes but for mobile homes. The Zoning Commission agreed to change manufactured home to mobile home in the entire section. This section does not define the setbacks and other restrictions that the other residential districts have. This section will be for mobile homes only if there are manufactured homes currently in this zoning district it will be considered a non-conforming use. The definitions for manufactured homes and mobiles homes will be decided at the next meeting when they review the definition section. After this section is approved the Zoning Map will also need updated to Mobile Home Park. Under the Advertising signs reference Article - 12 Signs. Under the boats and recreational vehicles section reference a common storage area for them. Under General Requirements of the MHP District add "no more than 50 acres" under park size. Under Density add the wording to allow no more than four mobile homes per acre. The Zoning Commission added text to address common storage, perimeter yard, required trash areas, height limit, and home pads. Licking County Planning Commission would require a Major Development Review for a mobile home park.

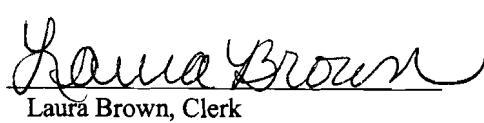
Public Comments - None

Dan Bravard moved to adjourn at 9:22 p.m. Bill Young seconded. Roll call: Dan Bravard, yes; Randy Snider, yes; Bill Young, yes; Trent Stepp, yes; and Mike Kerner, no. Motion passed 4-1.

Approved Oct 15th, 2008

Approved as corrected/amended _____


Trent Stepp, Chairman


Laura Brown, Clerk