

RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

May 6<sup>th</sup>,

2009

Held

20

Article 19

The Etna Township Zoning Commission met in the Etna Township Hall on May 6<sup>th</sup>, 2009 for the purpose of conducting a regular meeting and public hearing. The meeting was audio taped and the public hearing was audio and video taped for the township records. The meeting was called to order at 7:00 p.m. by Chairman Stepp with the following members present: Dan Bravard, Randy Snider, Pam Munce, Trent Stepp, Bill Young, and Clerk Laura Brown. Alternates Jim VanDyne and Mike Kerner were present for the record. The Pledge of Allegiance was recited.

The agenda was modified by removing the minutes for approval.

Bill Young moved that we adopt the modified agenda. Dan Bravard seconded the motion passed without objection.

Zoning Commission Announcements & Comments - none

Warner Farms and Text Amendment for Articles 2 and 17 were passed. The Erk rezoning was recessed.

Public Hearing

Dan Bravard moved to open the public hearing submitted by the Zoning Commission for text amendments to the zoning resolution to add Article 19 Planned Mixed Use Development District. Bill Young seconded and the vote in favor was unanimous.

Chairman Stepp reviewed the Zoning Checklist, Licking County Planning Commission and staff recommendations along with the Etna Township staff recommendation.

For Section 1902 Effect of PMUD Zoning, Chris Harkness will obtain clarification regarding "no previous regulation" and make applicable to the other sections in the Zoning Resolution. In Section 1903 Process (B) #1 (a) #3 Chris Harkness has discussed with Eric Fox. The Zoning Commission chose not to make the recommended change by Licking County Planning Commission. In Section 1903 Process (C) (1)(c) (2) Add the word "When the required" to the front of the sentence along with the words "two separate written" in front of recommendations. Add "When the required preliminary development plan is not submitted with the zoning map and text amendment the Zoning Commission shall provide a written recommendation concerning the Preliminary Development Plan only." as a second sentence. In Section 1903 (B) (1) (c) (2) add the word "written" before recommendation in two places. Add the following at the end of the sentence "The written recommendation shall list specific finding of fact. For example, if the recommendation is for denial, the recommendation shall list specific sections of the zoning resolution for which the proposal does not comply." Section 1903 (C)(1)(c) add "written" before recommendation and add the sentence above at the end of the sentence. In Section 1903 (B)(b), (C) (1) (b), and (D)(1)(b)(3) add "and if the plan complies with the Etna Township Zoning Resolution as applicable." In Section 1903 (E) Plat Required strike "and shall include" add "The final development plan application step with the township shall be the preliminary plan application step in the subdivision regulations administered by Licking County." In Section 1905 (B) add number 3. Identify ownership of open space and how it will be preserved as open space in perpetuity (Forever). Section 1905 (I) Sign placement shall not create a sight distance limitation or other visual barrier and it shall not otherwise create a safety hazard that will adversely affect the public health, safety, or general welfare. The use of the clear sight triangles at roadway and driveway intersections is required to ensure motorists have the greatest sight distance available to them before entering or exiting a roadway. Refer to Article 16-Buffering, Landscaping, and Resource Preservation. The definitions for Freeboard and Sight Triangle will be added to the open checklist items to be added later.

Dan Bravard moved to recommend approval of the text amendment to the Board of Trustees to add Article 19 Planned Mixed Use Development District as amended this evening by the Zoning Commission to the Zoning Resolution. Bill Young seconded and the vote in favor was unanimous.

OLD BUSINESS

The Zoning Commission discussed the map to be approved with Article 18.

Bill Young moved to start the process to add Article 18 Conservation District to the Zoning Resolution with the text approved at previous meeting and the map as outlined in option 3 which is east of Smoke Road, west of Lynns Road and south of Interstate 70. Randy Snider seconded. Roll call: Randy Snider, yes; Dan Bravard, no; Trent Stepp, yes; Bill Young, yes; and Pam Munce, yes. Motion passed 4-1.

Public Comments

Dick Knapp 108 Longwood Crossing Boulevard provided the Zoning Commission with an update on Warner Farms and Article 17/Article 2 being passed by the Trustees. The Erk property rezoning has been recessed. He also discussed the light at Columbia Road and State Route 40 tentatively being completed by September 30, 2009. Dick Knapp also discussed the possibilities with the noise resolution.

Trent Stepp adjourned the meeting at 9:04 p.m.

Approved May 20, 09  
Trent Stepp  
Trent Stepp, Chairman

Approved as corrected/amended \_\_\_\_\_  
Laura Brown  
Laura Brown, Clerk