

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held July 1st, 2009

The Zoning Commission met in the Etna Township Community Center on July 1st, 2009 for the purpose of conducting a regular meeting. The meeting was audio taped for the township record. The meeting was called to order at 7:00 p.m. by Chairman Stepp with the following members present: Randy Snider, Trent Stepp, Dan Bravard, Bill Young, and Pam Munce. Alternate Mike Kerner was in attendance for the record. The Pledge of Allegiance was recited.

Bill Young moved to adopt the modified agenda. Randy Snider seconded and the motion passed without objection.

Announcements & Comments

Dan Bravard discussed windmills. Laura Brown will contact Fairfield County Regional Planning for a copy of their draft regulations regarding windmills.

Trent Stepp discussed the Zoning Seminar he attended. He discussed the new law regarding the Trustees vote on amendments and suggested we update the Zoning Resolution to reflect the new law. He also referenced Robert's Rules of Order. He discussed changing the Agricultural District to Rural Residential and Agricultural Preservation. This is to protect Agriculture in the township. He discussed a two - two vote and how the township would want to handle this tie vote. Our township has two alternates which helps the Zoning Commission maintain a five member board to avoid a tie vote.

Bill Young moved to waive the public reading and to approve the minutes from the June 17th, 2009 meeting. Randy Snider seconded and the motion passed without objection. For the record Trent Stepp did not have any objections but abstained because he did not attend the June 17th meeting.

Old Business

Bill Young presented the revised Section 917 - Single Family Residential District (RS). The Zoning Commission decided to split this Section into three sections. Old Etna will be Section 917, Section 919 will be Single Family Residential District 1 (RS1) this will be the regulations for prior to 1991. Section 920 will be Single Family Residential District 2 (RS2) this will be the regulations post 1991. The Old Etna Permitted Uses will be changed as follows: Permitted Uses Items b and c will be moved under Conditionally Permitted Uses Items b & C. Under Front Yard in all the sections it will read as follows: There shall be a front yard of not less than fifteen (15) feet from street right-of-way, provided however, that where normal lots comprising forty (40%) percent or more of the frontage on any given street are developed with buildings having front yards with a variation of not more than ten (10) feet from street right-of-way, the average of such developed front yards shall establish the front yard depth for the entire frontage, except as provided elsewhere in these regulations. In Section 919 the Front Yard remains 25 feet and Section 920 will remain 40 feet. In Sections 919 and 920 under the Lot Area, Width & Depth the last sentence will be reworded to read "No lot shall have a depth of more than three (3) times its width, nor a depth of less than one hundred-twenty (120) feet."

Section 918 will be discussed at the next meeting. A legal opinion will be requested and the file when the Zoning Commission approved the text amendment will be reviewed. The NAICS Codes and Agricultural Districts will be discussed.

Public Comments

Roger Digel-Barrett 533 Ballman Road discussed the Zoning Resolution's pavement requirements for parking areas and suggested the Zoning Commission consider allowing or requiring permeable surface paving material.

Trent Stepp adjourned at 9:22 p.m.

Approved July 15, 2009 Approved as corrected/amended _____

Trent Stepp
Trent Stepp, Chairman

Laura Brown
Laura Brown, Clerk