

The Etna Township Zoning Commission met on August 4th, 2010 in the Etna Township Community ~~Clerk~~/Administration Building for the purpose of conducting a regular meeting. The meeting was audio taped for the township records. The meeting was called to order at 7:07 p.m. by Chairman Stepp. The Pledge of Allegiance was recited. Roll call showed the following members present: Randy Snider, Bryan Herd, Trent Stepp, Bill Young, Robert Essex, and clerk Laura Brown.

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

Zoning Commission Announcements and Comments

Trent Stepp provided the Trustees with an evaluation of Clerk Laura Brown. Trent Stepp discussed the Ohio Township Association newsletter regarding renewable energy and township flags.

Bill Young moved to waive the public reading and approve the minutes from the July 21st, 2010 meeting. The motion was seconded by Bryan Herd and passed without objection.

Bill Young moved to open the public hearing on Article 5-Administration at 7:16 p.m. The motion was seconded by Randy Snider and passed by unanimous affirmative vote.

Chairman Stepp provided the overview of the process. Chris Harkness discussed the recommended conditions by Licking County Planning Commission. Chris Harkness agreed with the recommendation to add "No nonconforming use of neighboring lands, structures, or buildings in the same district and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for issuance of a variance" to Section 513 Use Variances.

Also in Section 513 under B. Standards for Use Variances: Striking "~~No use variance shall be granted to allow a use not permissible under the terms of the Zoning Resolution in the zoning district in which the property is located, unless the Board of Zoning Appeals finds that the applicant for the variance has demonstrated that the applicant will suffer unnecessary hardship if strict compliance with the terms of the Resolution is required~~", adding "Variances shall not be granted on the grounds of convenience or profit, but only where strict application of the provision of this resolution would result in unnecessary hardship", and adding Item 8. That granting the variance requested will not confer on the applicant special privileges that are denied by this resolution to other lands, structures, or buildings in the same district."

Bill Young moved to close the public hearing at 7:22 p.m. The motion was seconded by Robert Essex and passed by unanimous affirmative vote.

Bryan Herd moved to recommend approval of the Article 5-Administration text amendment with the recommendations from Licking County Planning Commission and Chris Harkness, Zoning Administration. The motion was seconded by Bill Young. Discussion: The Licking County Prosecutor's opinion has not been received. In the letter to the Trustees an explanation regarding the legal opinion will be provided. The motion passed by unanimous affirmative vote.

Old Business

The Zoning Commission discussed the checklist and planning.

Bill Young reviewed the progress of the Architecture Standards amendment that he has been working on with Robert Essex. Changing the name to Architectural Review Committee was discussed. The Zoning Commission will be acting as the Architectural Review Committee. The Zoning Commission discussed the Ohio Revised Code statute regarding Architectural Review Board. Chris Harkness discussed the possibility of having a joint responsibility between the Zoning Commission and the Zoning Administrator. Bill Young found standards that the Air Force uses on hangers. Bill Young will forward the information prepared so far to the members for review.

Bryan Herd and Randy Snider provided feedback to the sign code. The signs already permitted would be grandfathered. The updated sign code would be for new signs. The Zoning Commission discussed the new LED Signs, light pollution standards, having too many lighted signs blocking the sky and keeping rural atmosphere. Chris Harkness recommended spending at least one meeting to obtain the consensus of the Zoning Commission of what direction they would like to go with signs and will put together a presentation for the Zoning Commission for the next meeting.

Public Comments – None

Bill Young moved to adjourn at 8:46 p.m. The motion was seconded by Robert Essex and passed without objection.

Approved Aug 18, 2010

Laura Brown
Laura Brown, Clerk

Approved as corrected/amended _____

Trent Stepp
Trent Stepp, Chairman