

Held \_\_\_\_\_ 20\_\_\_\_\_

**Klema/JBW PMUD**

The Etna Township Zoning Commission met on March 16<sup>th</sup>, 2011 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was audio recorded for the township records. The meeting was called to order at 7:05 p.m. by Chairman Essex. The Pledge of Allegiance was recited. The roll call showed the following members present: Randy Snider, Trent Stepp, Bill Young, Robert Essex, and clerk Laura Brown. Freddie Latella arrived at 8:25 p.m. Alternates Jim VanDyne and Mike Kerner were in attendance.

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

**Zoning Commission Announcements and Comments**

Bill Young announced the Comprehensive Planning Committee is tentatively planning to hold the public hearing on April 12<sup>th</sup>, 2011.

Bill Young moved to waive the public reading and approve the minutes from the March 2<sup>nd</sup>, 2011 meeting. The motion was seconded by Randy Snider and passed without objection.

**Old Business****Klema/JBW PMUD**

The Zoning Commission discussed having private streets or public streets in the development and the street trees required in the development.

**Signs**

The Zoning Commission discussed the previous work sessions regarding signage, where they left off and how to proceed.

Chairman Essex recessed from 7:58 p.m. until 8:11 and at this time Jim VanDyne sat on the board for Freddie Latella.

Trent Stepp moved to recommend to the Board of Trustees approval of the Zoning Map and Text Amendment submitted by Connie Klema for property owner JBW Properties, LLC for land located on S.R. 310 (parcel numbers 010-016872, 010-016866, and 010-016854) requesting a rezoning from Agriculture District (AG) to Planned Mixed Use Development District (PMUD) and to forward to the Trustees on March 23<sup>rd</sup>, 2011 to accommodate procedural deadlines and to make the minor modifications as recommended by the Etna Township Zoning Administrator as follows: 1) Insert regulations regarding Model Homes within the residential portions of the plan including the allowance of one of such uses, and the termination of such use when a certain percentage of the dwellings are constructed. 2) Name, number, or letter each land use segment of the plan to better identify and clarify the associated zoning text. 3) Modify the permitted uses listed on the Use Map under the 19.37 acre section to mirror the use language within the 11.84 acre section. 4) Delete the listing of the 30% green space regulation on the Use Map under the 11.84 acre section. 5) Name the Use Map (i.e. JBW PMUD Use Map) and indicate that it is a part of the Zoning Text and Map Amendment. The motion was seconded by Bill Young with the roll call as follows: Randy Snider; yes; Jim VanDyne, yes; Robert Essex, yes; Trent Stepp, yes; and Bill Young, yes. Discussion: In the letter of recommendation to the Board of Trustees Chairman Essex will address the findings of facts.

Trent Stepp moved to recommend to the Board of Trustees approval of the proposed Preliminary Development Plan submitted by Connie Klema for property owner JBW Properties, LLC for land located on S.R. 310 (parcel numbers 010-016872, 010-016866, and 010-016854) with the modification recommended by the Etna Township Zoning Administrator as follows: Name the various maps and indicate that they are a part of the Preliminary Development Plan. The motion was seconded by Bill Young with the roll call as follows: Randy Snider; yes; Jim VanDyne, yes; Robert Essex, yes; Trent Stepp, yes; and Bill Young, yes. Discussion: Both the recommendations will be sent together.

The Zoning Commission thanked Ms. Klema for her work on this plan.

Etna Township Zoning Commission  
**RECORD OF PROCEEDINGS**  
March 16<sup>th</sup>,

0031  
2011  
Meeting

Minutes of

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held \_\_\_\_\_ 20\_\_\_\_

**New Business**

**2011 Budget**

Chairman Essex reviewed the Trustee budget for 2011 for the Zoning Commission.

The alternates will be paid to sit on the board for hearings in the absence of a regular meeting. Jim VanDyne stated if an alternate is needed for a hearing that may go for more than one meeting the alternates should attend the public hearing so they know the background if needed.

Trent Stepp discussed the value to the Zoning Commission to have the alternates at the meetings and work sessions so they are prepared when needed to serve the board.

The Trustees passed the 2011 budget by resolution at their March 15<sup>th</sup>, 2011 meeting. The Zoning Commission discussed the budget and how the expenses work within the overall budget allocated by the Trustees. Chairman Essex will get clarification on the budget.

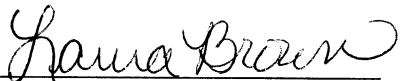
**Public Comments**

Claudette VanDyne of 7173 Refugee Road stated that she used to attend all the Zoning Commission meetings and knew the Zoning Resolution. Now that she has not been able to attend she is not as familiar with the Zoning Resolution. She feels the alternate's attendance is important.

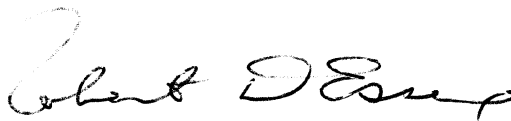
Bill Young moved to adjourn at 8:52 p.m. The motion was seconded by Randy Snider and passed without objection.

Approved April 6, 2011

Approved as corrected/amended \_\_\_\_\_



Laura Brown, Clerk



Robert Essex, Chairman