

RECORD OF PROCEEDINGS

0047

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 2nd,

2011

Held

20

Article 9 and Article 10

The Etna Township Zoning Commission met on March 2nd, 2011 in the Etna Township Administration Building for the purpose of conducting a public hearing and 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. Roll call showed the following members present: Randy Snider, Freddie Latella, Robert Essex, Trent Stepp, Bill Young, and clerk Laura Brown.

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

Zoning Commission Announcements and Comments - None

Randy Snider moved to waive the public reading and to approve the minutes from the October 19th, 2011 meeting. The motion was seconded by Freddie Latella. The motion passed without objection with Freddie Latella abstaining.

Public Hearing

Chairman Essex reviewed the applications. All three public hearings were submitted to Licking County Planning Commission. The Licking County Planning Staff and Commission recommended to conditionally approve all three text amendments.

Freddie Latella moved to open the public hearing for Article 9, Section 914 Light Manufacturing District (M-1). The motion was seconded by Trent Stepp and passed 5-0.

There were no members of the public present.

Randy Snider moved to close the public hearing at 7:14 p.m. The motion was seconded by Trent Stepp and passed 5-0.

Freddie Latella moved to open the public hearing for Article 9 – Professional-Research-Office District to General Business District as Conditionally Permitted Uses. The motion was seconded by Randy Snider and passed 5-0.

There were no members of the public present.

Freddie Latella moved to close the public hearing at 7:15 p.m. The motion was seconded by Trent Stepp and passed 5-0.

Trent Stepp moved to open the public hearing on Article 10, Supplementary District Regulations, Section 1002 Private Swimming Pools. The motion was seconded by Randy Snider and passed 5-0.

There were no members of the public present.

Freddie Latella moved to close the public hearing at 7:16 p.m. The motion was seconded by Trent Stepp and passed 5-0.

Article 9 – Section 914 Light Manufacturing District (M-1)

The Zoning Commission discussed the text amendment proposed.

Trent Stepp moved to recommend to the Board of Trustees to add NAICS Code #713940 (Fitness and Recreational Sports Centers) to the Light Manufacturing District (M-1). The motion was seconded by Randy Snider and passed 5-0.

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Article 9 – Professional-Research-Office District to General Business District as Conditionally Permitted Uses.

Chris Harkness provided an overview of the amendment AM-11-03. There are limits to the PRO District in which the township has virtually none. Chris Harkness stated the uses are primarily inside the building uses and could not think of many conditions the Board of Zoning Appeals could put on the properties. The other option would be to rezone the properties in the township to Pro but does not recommend this option.

The Zoning Commission reviewed the reasons why they separated the districts and eliminated the overlapping of districts. This does not eliminate the need for a PRO District. The Zoning Commission discussed the different options.

The staff recommends conditional approval of Amendment AM-11-03 because it is consistent with the Etna Township Zoning Resolution and the Comprehensive Plan, with the condition being as follows: The Permitted Uses within the PRO (Professional, Research, Office) District be included as Permitted Uses within the GB (General Business) District and the Conditional Uses within PRO (Professional, Research, Office) District be included as Conditional Uses within the GB (General Business) District.

Robert Essex recommended not including the Conditional Uses.

Bill Young moved to recommend to the Board of Trustees approval of AM-11-03 with the following modification, that the permitted uses within the (PRO) Professional-Research-Office District be included in permitted uses within the General Business District, and further recommend conditional uses within the PRO District not be permitted. The motion was seconded by Freddie Latella and passed 5-0.

Article 10, Supplementary District Regulations, Section 1002 Private Swimming Pools

Chris Harkness provided an overview of the amendment AM-11-04. The Ohio Building Codes only require a four foot fence enclosure.

The staff recommends approval of Amendment AM-11-04 because it is consistent with the Etna Township Zoning Resolution and the Comprehensive Plan.

The Zoning Commission discussed the difference between a four foot fence versus a six foot fence. The Zoning Commission discussed what they are trying to accomplish with the fence requirement. The statistics from the consumer health report showed only 2% of the accidents occurred by trespassers.

The Zoning Commission discussed the different options with the text amendments.

Freddie Latella moved to recommend to the Board of Trustees to approve AM-11-04 as modified to Section 1002 item C. to read as follows: The swimming pool, or the area on which the swimming pool is located, shall be walled or fenced to prevent uncontrolled access by children from the street or from adjacent properties. Said fence or wall shall not be less than 48 inches in height and maintained in good condition with a self closing, self latching, locking gate. Openings in the fence or barrier shall not permit the passage of a four inch-diameter sphere. If the structure of an above ground pool meets the requirements of this section, no additional fencing or wall shall be required. Gates shall be constructed to ensure a human being cannot crawl under the gate when it is closed.

The motion was seconded by Bill Young with the roll call as follows: Randy Snider, yes; Freddie Latella, yes; Robert Essex, no; Trent Stepp, yes; and Bill Young, yes; passed 4-1.

Chairman Essex adjourned the meeting at 9:11 p.m.

Approved Nov 16, 2011

Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Robert Essex
Robert Essex, Chairman