

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Trustees

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held October 17, 2007 20

**PUD - Trustees/Zoning Commission**

The Etna Township Board of Trustees met in the Etna Township Hall on October 17, 2007 to hold a special meeting. The meeting was audio and video taped for the township records. The Trustee meeting was called to order at 7:01 p.m. by President Dick Knapp with Gary Burkholder, Paul George, and Laura Brown present. The pledge of allegiance was recited.

Paul George moved to adopt the board of Trustees agenda. Gary Burkholder seconded. Passed 3-0

The Board of Trustees and the Zoning Commission reviewed the proposed text from MSI Design regarding the Planned Unit Development section for the Zoning Resolution. Chairperson Dunlap explained the updated Proposed Zoning Text Amendments for the PRD-1 and PRD-2. Erin will attend another meeting. Dee will review the steps. Dick Knapp suggested we have one meeting with the PRD-1, PRD-2, Conservation, and Commercial. Dee suggested the boards review the material. Dee asked who was going to check on the square feet of the average going apartment on page 20.

The boards reviewed the Planned Residential Conservation District (PRCD) starting with 1701 purpose. This is the district that overlays. The Zoning Commission discussed the benefits to the overlay district. The boards discussed the differences between this and PRD-1 or PRD-2. The board thought it was when the process is subject to referendum. It was discussed when it becomes a zoning change. The conservation district has to be passed with the map to show where it is allowed. The float the cloud district (Overlay) could be placed over the entire township. Under the Preliminary Development Application, generalized architectural designs for all structures and signs; Dee wanted to clarify what the signs should look like and standards. In Item L Design standard items the board is not sure what 13.07 is referring to, the board believes it is in PRD-1 section 1302.05 page 16. This section does not have number 25. Trent Stepp asked if the section regarding Preliminary Plan Approval Period is addressing an application to rezone property. It appears they will rezone at the Preliminary Plan Approval stage. Under Item B. Preliminary Development Application is where it is subject to referendum. The board discussed when the conservation is subject to referendum. The boards will ask Erin to clarify and finish this text later.

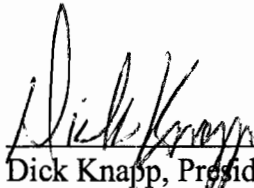
Chairperson Dunlap explained the commercial Districts. The township must pick between Type A or Type B, they can not adopt both. Type B would be adding a section to the zoning resolution each time. It is noted in B. Preliminary Development Application that the stage of the process constitutes the rezoning of the property and is a legislative function of the township and therefore subject to referendum. The board decided that under the Modification of the Preliminary Development Plan Item d a reduction in required pavement widths should be moved to a major change. The concern is if the road will be turned over to the township to maintain. Item 17 Management of any area for common use should be changed to read Management Plan for any area for common use. Under the Administrative Review section it should read and/or their designated technical advisors.

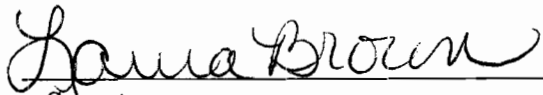
The Planned Commercial District Standards are different in A and B. The board added appropriately sized pond aeration/fountain shall be included in all retention ponds and to add "A maintenance plan must be submitted as part of the zoning text and approved by the Board of Trustees". Trent pointed out in Plan A there is a section regarding signs. The boards liked plan B over plan A.

**Public Comments**

Bill Wright asked when the 310 Corridor was going to be discussed. Dick Knapp explained the questions needed to be returned by November 24, 2007.

Gary Burkholder moved to adjourn. Paul George seconded. Motion passed 3-0.

  
Dick Knapp, President

  
Secretary