

RECORD OF PROCEEDINGS

Minutes of

Etna Township Board of Zoning Appeals

Meeting

September 24,

2013

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

20

The meeting was called to order by Chairman Cox at 6:09 p.m. on September 24, 2013 at the Etna Township Administration Building. The roll call showed members Kathy Johnston, Roger Digel-Barrett, Rick Cox, Claudette VanDyne, and Mark Schaff present, along with Clerk Laura Brown.

The Area Variance VA-13-05 is from the perimeter setback in Section 1806 Planned Residential Conservation District (PRCD) Development Plan Standards. Submitted by Homewood Corporation for the parcel numbers 010-017256-00.000 and 010-016752-00.000 located West of Georgian Drive.

Chairman Cox explained the process of the hearing. Jeff Strung of EMH&T; Jim Lipnos of the Homewood Corporation; along with Rob Platte, Township Administrator were sworn in.

The township has received an amendment to the variance request. The Applicant will not need a variance for the perimeter setback located by lot 41. Homewood is moving this lot over to the west to meet the 50 foot requirement.

Rob Platte reviewed the variance request. The Homewood Corporation has submitted a Preliminary Development Plan under the Planned Residential Conservation District (PRCD) to complete the Haaf Farms subdivision. Haaf Farms is located north of the Fairfield County line, west of Georgian Drive, and south of Palmer Road. The PDP contains a total of 46.06 acres and shows a total of 41 lots along Sunladen Drive. The PRCD requires a 50 foot perimeter setback for the entire development.

The applicant is seeking a variance from Article 18, Section 1806 C "Perimeter Setback" of the Zoning Resolution. The adjacent property, Lot 17, has a rear yard minimum setback of 50 foot and a side yard of 15 foot. This variance does not minimize the distance between the houses in relation to what is currently there in the R1 District in Violet Township. The recommendation of the Zoning Inspector is to approve the variance request to reduce the setback from 50 feet to 30 feet.

Mark Schaff asked for clarification that Rob Platte recommends leaving the wooded area located around Lot 17 as a buffer to the existing Haaf Farm development. This was an item of consideration in Rob Platte's staff report.

Jeff Strung of EMH&T discussed preserving wetlands, trees, and streams to preserve the natural features which are the intent of a Conservation District. Mr. Strung did commit to some evergreen trees along the thirty foot buffer.

Suzana Pavlovski at 13984 Sunladen Drive was not sworn in but did have concerns with the thirty foot perimeter being too close to her property which is south of Lot 17.

Roger Digel-Barrett moved to close the public testimony at 6:32 p.m. The motion was seconded by Kathy Johnston. The roll call was Kathy Johnston, yes; Roger Digel-Barrett, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; motion passed 5-0.

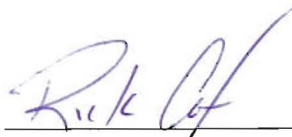
Claudette Van Dyne moved to approve VA13-05 for lot 17 as presented to the board, the applicant Homewood Corporation 2700 E. Dublin Road Granville Road, Suite 460, Columbus, Ohio 43231; under section 512.b that they have met the following standards when determining area variance based on practical difficulties, aesthetically granting the 30 foot would conform more with the subdivision and to require the evergreens be put in the thirty foot buffer. The motion was seconded by Roger Digel-Barrett. The roll call was Kathy Johnston, yes; Roger Digel-Barrett, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; motion passed 5-0.

Kathy Johnston moved to adjourn at 6:38 p.m. The motion was seconded by Roger Digel-Barrett. The roll call was Kathy Johnston, yes; Roger Digel-Barrett, yes; Rick Cox, yes; Claudette VanDyne, yes; and Mark Schaff, yes; motion passed 5-0.



Laura Brown, Clerk

Approved 10-2-13



Rick Cox, Chairman



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Etna, Ohio 43018-0188

Phone 740/927-7717 Fax 740/927-1699

Members: Rick Cox-Roger Digel-Barrett-Kathy Johnston-Mark Schaff-Claudette VanDyne

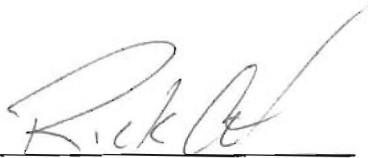
FINAL ORDER

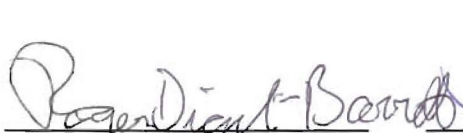
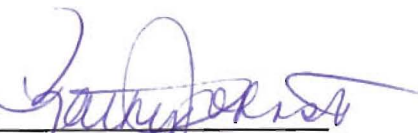
The Etna Township Board of Zoning Appeals held an adjudicatory hearing on September 13, 2013 at 6:00 p.m. at the Etna Township Administration Building.

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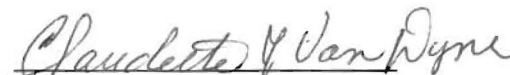
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The minutes were approved on October ^{7 AB} 7, 2013.


Rick Cox

 
Roger Digel-Barrett Kathy Johnston


Mark Schaff


Claudette VanDyne