

## RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Board of Zoning Appeals

DAYTON LEGAL BLANK, INC., FORM NO. 10148

November 27,

2018

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

The hearing was called to order by Chairman Cox at 6:15 p.m. on November 27, 2018 at the Etna Township Administration Building. The roll call showed members Trent Stepp, Rick Cox, Greg Reis, and Mark Schaff present, along with Clerk Laura Brown.

The nature of the hearing is for an area variance submitted by Hull and Associates for Etna Park 70 LLC from Section 1005 Accessory Structures requesting an increase in fence height from eight foot to nine foot. Chairman Cox explained the process of the hearing. The Applicants, Amanda Spencer and Brian Marsh, Gary Allen, along with Zoning Inspector, John Singleton, were sworn in.

Zoning Inspector John Singleton provided a Staff Report. The applicant's request is from Section 1005.1 maximum fence height of eight foot for an Industrial District. The Zoning Resolution allows for up to a ten foot fence between Residential and Commercial Districts. They are requesting an increase to nine foot to allow for one foot of barb wire for security around the project. The variance request is for the entire property for future development for a fence height of nine foot.

Mark Schaff confirmed the type of barb wire being requested. John Singleton stated that the applicant described the barb wire in their application and it will be straight-line razor wires.

Amanda Spencer with Hull Associates provided the board with information on the location of the fence in the truck court area. The applicant is requesting the fence height variance for the entire property for future development. This would be for any truck court areas on the property.

John Kennard of 10785 Palmer Road swore in and inquired about the barb wire being used on the fences. He would like the development to be appealing to look at from neighboring properties. Rick Cox stated the fence will be a black vinyl coated fence with opacity slats.

Trent Stepp moved to close the public testimony portion of the hearing at 6:31 p.m. The motion was seconded by Greg Reis and passed by unanimous affirmative vote.

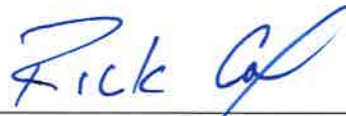
Trent Stepp discussed materials and verified the variance is for height. Barbed wire fences are permitted in the township. This variance is only for height not material.

Greg Reis moved to approve area variance VA-18-08 submitted by Hull Associates for Etna Park 70 LLC for Hazelton-Etna Road, Parcel # 010-018264-00.001 to increase the fence height from eight feet to nine feet in Section 1005 Accessory Structures Item F. because the Standards for 'Practical Difficulty' (Section 512.B.) have been met. The motion was seconded by Trent Stepp and passed by unanimous affirmative vote.

Trent Stepp moved to adjourn at 6:36 p.m. The motion was seconded by Greg Reis and passed by unanimous affirmative vote.



Laura Brown, Clerk



Rick Cox, Chairman



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Members: Rick Cox-Greg Reis-Mark Schaff-Trent Stepp

## FINAL ORDER

The Etna Township Board of Zoning Appeals held an adjudicatory hearing on November 27, 2018 at the Etna Township Administration Building for an area variance submitted by Hull and Associates for Etna Park 70 LLC from Section 1005 Accessory Structures requesting an increase in fence height from eight foot to nine foot.


The board moved to approve area variance VA-18-08 submitted by Hull Associates for Etna Park 70 LLC for Hazelton-Etna Road, Parcel # 010-018264-00.001 to increase the fence height from eight feet to nine feet in Section 1005 Accessory Structures Item F. because the Standards for 'Practical Difficulty' (Section 512.B.) have been met. The motion passed 4-0.

  
Rick Cox

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Vacant

  
Greg Reis

  
Mark Schaff

  
Trent Stepp