

DAYTON LEGAL BLANK, INC., FORM NO. 10148

May 25,

2005

Held _____,

(YEAR)

Western Development Zone

The Etna Township Zoning Commission met in the Donald D. Hill County Administration Building, 20 South Second Street, Newark, Ohio 43055, Meeting Room D on the 4th floor on May 25, 2005 for the purpose of conducting a special meeting. The meeting was audio taped for the township records.

The meeting was called to order by Chairman Bravard with the following members present: Mr. Kerner, Mr. Colburn, Mr. Van Dyne, and Chairman Bravard. Mrs. Taylor and Clerk Laura Brown were absent.

Announcements

The next meeting will have two speakers regarding development in the township.

Mr. Kerner moved to adopt the agenda as written. Colburn seconded. Roll call: Mr. VanDyne, yes; Mr. Kerner, yes; Mr. Colburn, yes; and Mr. Bravard, yes.

Western Development Zone

Brad Mercer, Jim Lenner, and Jerry Brems were representing the Licking County Planning Commission. Mr. VanDyne explained the Western Development Zone. Reynoldsburg wants to annex into Etna Township. The Zoning Commission would like to establish a line to shut off the annexing into Reynoldsburg. The Zoning Commission would like the planning commission's input on can we do this and which of the four Planned-Unit Development options can we do? Mr. VanDyne does not like the option that does not allow referendums.

Jerry Brems suggested a residential district that is high-density. You would have to look at the maps and the property lines. A cross between the two would be to allow a total net density. Two dwelling units per acres however 50% of your area has to remain open space but your net density could go as high six dwelling units per acre. True cluster development with very high density in the areas where you have housing occurring but then 50% of the overall property remains open space. It is a much lower cost in terms of construction better for the township because of lower maintenance cost in terms of what we have to maintain. The developer gets the density and every project does not have to go up to referendum.

Does the Zoning Commission want to get this corridor in place before the Planned-Unit Development's or do you want the Planned-Unit Development to be the mechanism of putting this corridor in place? It would be quicker and easier to develop a new Traditional Residential District and call it High Density Residential. Mandatory 50% open space with extremely high net density your gross density is at a minimum going to be half.

Chairman Bravard asked if we place the Traditional Residential District in the Western end of the township and a developer came in and wanted to have it at the Eastern end of the township. Jerry Brems explained that if you allow it in one area you do not have to allow it in another area. In fact, makes it less likely because you already are allowing it. If it would go to court the township can prove with these meeting notes and this discussion that there was a reason for having higher density in that specific location.

Brad Mercer stated that in Licking Township around the Buckeye Lake area they amended their comprehensive plan for the higher density. With Board turn over if it is in the comprehensive plan and on the map then it will be explained in their zoning book about the higher density in that region.

Jerry Brems referred to this area as an "Urban Corridor". It would go through the process of public hearings with the Zoning Commission and Trustees. This is certainly a way to stop annexation. He does not know of any other tools to use. Chairman Bravard requested some language for the Urban Corridor Density. Brad Mercer will forward some information to the Zoning Commission. Jerry Brems discussed a floating side yard requirement; you have to have a total of twenty feet on both sides and no less than 5 feet on one side. What type of housing does the Zoning Commission want to see? Multi-family, apartments, condominiums, or duplexes. The Zoning Commission does not want to see apartments. Consider it as possible use, a

RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

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Held ~~conditional use. The conditional use would go before the Board of Zoning Appeals. The Zoning Commission might have to allow zoning that you might not want to live in yourself. The~~ apartments affect the school district. Jerry Brems stated that once the basic district regulations are in place you can go back and add aesthetic regulations and or buffering criteria. This would have to relate directly to the health safety and welfare of the residents.

The Licking County Planning Commission's unofficial opinion was they could not tell which PUD plan the Zoning Commission was going for. Brad Mercer recommends a buffering and landscaping section. It needs some standards for the type of development you are looking for and why. They will send Brad Mercer and Jerry Brems comments on the Planned-Unit Development section to the Board. The Zoning Commission needs to decide what plan they are going with. In Type A PUD all decisions are referendable.

Items for the Zoning Commission to Complete:

1. Review our submitted Planned-Unit Development.
2. Develop an Urban Residential District.
3. Request the Trustees to change the Land-Use map.
4. Revise the Zoning Map following streets, utilities, Geographic's, etc.

Jerry Brems stated that the Zoning Commission can revise the Land-use Map and recommend the changes to the Trustees after a public hearing. Licking County Planning Commission provided Jim VanDyne with an aerial map.

Jerry Brems suggested the new porous pavement blocks, they are polyethylene about 2 foot square some of them are raised, some of them are like an egg crate and all hollow and you put a sub-base and fill with crushed limestone and plant grass over it.

Mr. VanDyne moved to adjourn. Bravard seconded.

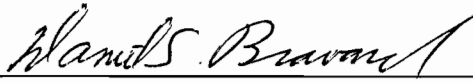
Roll call: Mr. Kerner, No; Mr. Colburn, yes; Mr. Van Dyne, yes; and Chairman Bravard, yes.



Laura Brown
Clerk

Approved _____

Approved as corrected/amended 6/15/05



Dan Bravard, Chairman