

Etna Township Zoning Commission
RECORD OF PROCEEDINGS

Minutes of

October 19,

2005

Meeting

Section 917 Government Bldg

Section 909 Banks and Finance Establishments

Held

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The Etna Township Zoning Commission met in the Etna Township Hall on October 19, 2005 for the purpose of conducting a regular meeting and to hold public hearings on two text amendments submitted by the Zoning Commission. The hearings were audio and video taped for the township records.

The meeting was called to order at 7:00 p.m. by Chairman Bravard with the following members present: Mr. Kerner, Mrs. Taylor, Mr. Colburn, Mr. Van Dyne, Chairman Bravard, and Clerk Laura Brown.

Mike Kerner moved that we adopt the agenda with flexibility. VanDyne seconded. Roll call: Motion passed 5-0.

Announcements and Zoning Commission Comments

Chairman Bravard read a letter from Brent Shenk regarding members who are absent during a public hearing being able to vote. A member may vote if not present during the entire hearing.

Steve Holloway, Board of Zoning Appeals. Steve Holloway discussed changes that the Board of Zoning Appeals is recommending to the Zoning Commission for the Zoning Resolution.

Public Hearings

Chairman Bravard opened the public hearings at 7:17 p.m.

Vince Colburn moved to open the public hearing. Kerner seconded. Roll call: Motion passed 5-0.

A. Section 917 Single Family Residential District, 1. Item G. Township Government Building. Chairman Bravard read the letter the Zoning Commission sent to LCPC. Mike Kerner moved to recess the public hearing. VanDyne seconded. Roll call: 5-0 passed. Waiting for LCPC's non-binding recommendation.

Vince Colburn moved to open the public hearing. VanDyne seconded. Roll call: Motion passed 5-0.

B. Section 909 Local Business District. 1. Item M Banks and Finance Establishments. Chairman Bravard read the letter the Zoning Commission sent to LCPC. Mike Kerner moved to recess the public hearing. VanDyne seconded. Roll call: 5-0 passed. Waiting for LCPC's non-binding recommendation.

OLD BUSINESS

Conservation Urban Residential District, Public Hearing was recessed on October 5, 2005.

Phil Laurien with Delaware County Regional Planning Commission discussed the Conservation Urban Residential District that the Zoning Commission submitted to him for review. Phil Laurien designed a base map. He discussed what Etna Township wants to look like when it is all built out. The density is about 4 per acre in the area that is already annexed into Reynoldsburg. Phil Laurien feels that when up zoning the people should have the right to referendum. He discussed options for different areas of Etna Township. Etna Township needs a separate district for Old Etna and it is not legal to be a part of the Single Family Residential District (RS). He does not want to do a model code that has too much of a spread.

Phil Laurien is recommending three different districts. One is higher and one is medium and these are subject to referendum. The third is an overlay. A 519.02.1A it is subject to referendum legislative event. A 519.02 1C it is a float the cloud overlay, conservation subdivision it is an administrative review that

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~~is not subject to referendum. It is only subject to referendum when you draw the line for the district. The plan the Zoning Commission wrote could possibly work in the eastern part of the township.~~

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Phil reviewed the handout it brought to the Zoning Commission. Mike Kerner asked about the utilities being underground. This should go under Section 13.07 Required Design Standards Item 29.

The application procedure is a two step process. Under the Ohio Revised Code 519.02.1A to do a one step or a two step process, the one step should be available to the developer if they want it. Section 13.08 is the application procedure. Phil explained the options under these sections. Phil Laurien discussed the modification of the Preliminary Development Plan. He discussed the difference between minor or major change. During the Final Development Plan stage if there is a substantial departure from the intent of the original proposal the said modification or amendment shall be subject to the same procedure and conditions of preliminary and final development plan approval as the original application and is subject to referendum.

Phil Laurien discussed the options to seal the boarder from Reynoldsburg, higher density on the boarder to possible Summit Road and smaller on the other edge of the township. The Zoning Commission needs to think about what the township wants to look like and discuss at the next meeting. Phil Laurien will contact the water and sewer department to see if they can handle 3 units per acre. PRD-3, density of 2 on lower end and 3 on the upper end for net developable acre to float the cloud so it is not subject to referendum. This should allow the township to seal the border. It is subject to referendum when you designate the territory after that it is an administrative review. If you do not float the cloud and do a 519.02.1A the first step, preliminary would be subject to referendum. Having a two step process is less risky than a one step process. The easiest one is the non referendable overlay. If the township is worried about offending the neighbors then go to the two step process.

In the agriculture district or the R1 district you can float the cloud and do a conservation subdivision with 1 unit net developable acre. If you want to do an up zoning West of Mink Street, PRD-3 and get up to 3 net developable acre with a two step process and the first step is referendable. The conservation subdivision that the Zoning Commission submitted to Phil Laurien he will fine tune and bring back for an overlay in the township. From Mink to Smoke would be a center boundary.

Jim VanDyne moved to bring the hearing out of recess. Taylor seconded. Roll call: motion passed 5-0.

Mike Kerner moved to close the public hearing on the Conservation Urban Residential District. VanDyne seconded. Roll call: motion passed 5-0.

Chairman Bravard moved to rescind the Conservation Urban Residential District proposal as written pending future modifications. VanDyne seconded. Roll call: motion passed 5-0.

Jim VanDyne moved to cancel the November 23rd, 2005 special meeting and hold the special meeting on November 9th, 2005. Roll call: motion passed 5-0.

Chairman Bravard adjourned the meeting at 9:40 p.m.

Approved *Dan S. Bravard* *Laura Brown*
 Dan Bravard, Chairman Laura Brown, Clerk

Approved as corrected/amended *11/16/05*

Dan Bravard, Chairman