

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held June 7 2006

Accessory Bldg and Fleet Storage

The Etna Township Zoning Commission met in the Etna Township Hall on June 7, 2006 for the purpose of conducting a regular meeting. The meeting was audio taped for the township records.

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

Mr. VanDyne moved that we adopt the agenda with flexibility. Dunlap seconded. Passed without objection.

Announcements

The fence amendment was turned down by the Trustees.

Mike Kerner and Dick Knapp met with Licking County regarding the big box language and find wording acceptable with everyone and they will get back to us. Dick Knapp will check on this. Mike Kerner also requested they adapt the Hartford Township survey to Etna Township and they will do that.

The Zoning Commission will review the minutes from the meeting on May 17, 2006 and place this on the next meeting agenda.

Old Business

The Zoning Commission discussed accessory buildings.

1. Should size be limited according to lot size? If so, should it be determined on a percentage of lot size? E.g. buildings will be limited to 1% of lot area. (in that example the owner of a 1/2 acre lot would be limited to a 217 sq ft accessory building). The size should be limited according to 1% of the lot area.
2. Should they be limited in height? The building should be limited to 12 ft maximum height
3. Should the setback requirements be determined by the size of the accessory building? The setback requirements will be determined by the size of the accessory building, 50% of the height of the building will equal the setback. Garages will no longer be an accessory building.
4. Should the number of accessory buildings on any given lot be limited? There will be a limit of three accessory buildings per acre.
5. If a house has no attached garage, and the owner wants to build a detached garage, would that fall under the same restrictions? Take garage out of accessory building. A standard two car garage is 576 sq. feet, 24 x 24. 1 1/2% of the lot size, not to exceed three buildings per acre.
6. Should the restrictions apply only to areas zoned residential? Yes.

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20

The Zoning Commission discussed fleet storage:

- 1. Should it be allowed? Yes
- 2. Should it require screening? No
- 3. Should it be allowed only in certain areas? Yes, General Business and keep in M1, Light Manufacturing District. Local Business under conditional use.
- 4. How many vehicles would make up a fleet? 5 or more commercial vehicles.
- 5. In which zoning category should it be included? General Business and Light Manufacturing District as a permitted use; and Local business as a conditional use.
- 6. If a person has 6 cars in their driveway all the time, is that fleet storage? No.

The commission will work on a definition for fleet storage.

Public Comments

Dan Bravard asked about the status of the conservation and overlay district. Mike Kerner will address the Trustees with a letter regarding the status and the invoice from Loveland and Brosius.

Claudette VanDyne discussed fences in the township. She discussed the fence in Cumberland Trail and one on Palmer Road. She feels the township needs to be consistent with zoning in the township. She does not feel the township needs to have the regulations like a subdivision because of the residents that do not live in a subdivision.

The Zoning Commission discussed that the Trustees could have modified the fence amendment and approved the recommendation. The township discussed the options regarding the fence amendment. This amendment will have to start from the beginning and go to LCPC, back to the Zoning Commission, then to the Trustees.

Trent Stepp moved to adjourn. Dunlap seconded. Without objection the meeting was adjourned at 8:55 p.m.

Approved

6/21/06

Laura Brown
Laura Brown, Clerk

Approved as corrected/amended _____

Michael A Kerner

Mike Kerner, Chairman