

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held September 12, 2007
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Public Hearings

The Etna Township Zoning Commission met in the Etna United Methodist Church on September 12, 2007 for the purpose of conducting a public hearing. The hearing was audio and video taped for the township records. The meeting was called to order at 7:00 p.m. by Chairperson Dunlap with the following members present: Mr. Stepp, Mrs. Munce, Mrs. Taylor, Mrs. Dunlap, Mr. VanDyne, and Clerk Laura Brown. The pledge of allegiance was recited.

Tina Taylor moved to adopt the agenda with flexibility. Jim VanDyne seconded. Passed 5-0.

Announcements and Zoning Commission Comments

The minutes will be approved at the September 19th meeting. The questions for the 310 Corridor will be reviewed at the next meeting. Trent recommends that the Zoning Commission submit a questionnaire as a collective body.

Public Hearings

A. Orchard Glen Homeowners Association 350 and 351 Green Apple Place

Tina moved to open the public hearing. Jim VanDyne seconded. Chairperson Dunlap reviewed the timeline for the hearing and read from the Licking County Planning Commission documents. Licking County Planning Commission recommended approving the PUD amendment application. The Orchard Glen Homeowners Association submitted an application to reclassify two lots #125 and #126 to Reserves E and F. This is requested so the lots will be considered non-build able for tax purposes. The homeowners Association will maintain these lots.

Jen Glagola of 9527 Lyrins Road was present to answer questions for the homeowners association.

Jim Lee of 9631 Watkins Road asked the board to clarify what green space would be. Dee Dunlap stated it could remain just grass.

Jim VanDyne moved to close the public hearing at 7:09 p.m. Tina Taylor seconded. Roll call: 5-0.

Trent Stepp verified where the two lots were located on the plat plan. Jen Glagola stated from what she understood the lots are too small to build on and the developer gave the lots to the homeowners association. In the future they may plant trees and install playground equipment on the lot.

Jim VanDyne moved to recommend to the Etna Township Board of Trustees to approve the modification of the planned unit development to change lot 125 350 Greenapple Place to Reserve E and lot 126 351 Greenapple Place to Reserve F. The homeowners Association must submit a replat application to change the lot names and address the restrictions of the new reserves. Tina Taylor seconded. Roll call: 5-0.

B. 9361 Watkins Road and 7913 National Road Zoning Map Correction

Dee Dunlap moved to open the public hearing at 7:15 p.m. Pam Munce seconded. Roll call: 5-0.

Chairperson Dunlap reviewed the timeline of the hearing and read the Licking County Planning Commission's non-binding recommendation to approve the proposed zoning map amendment.

Beverly Plants of 9608 Watkins Road asked the board to explain what was being zoned. Chairperson Dunlap explained that the mobile home park, Whispering Pines on National Road is showing on the zoning map as Residential (R-1) and should be Manufactured Home Park (MHP).

Lisa Bowers 9608 Watkins Road asked who was notified, it was explained that the properties contiguous to the property are notified and a public notice is in the paper ten days prior to the hearing.

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Jetto Blevins 9526 Watkins Road discussed his property and what his zoning currently is.

Jim VanDyne moved to close the public hearing at 7:25 p.m. Tina Taylor seconded. Roll call: 5-0.

Jim VanDyne moved to recommend to the Board of Trustees to approve the rezoning of the Manufactured Home Park to Low Density Residential (R-1) for 9361 Watkins Road. Discussion: This leaves the property as Low Density Residential (R-1) and Agricultural (AG). Pam Munce seconded. Roll call: 5-0.

Trent Stepp feels this property could continue as an existing non conforming use. The Zoning Commission discussed whether the property would be grandfathered and what restrictions would be on the property if it remained Low Density Residential. The letters went to the property owner and were not mailed to the owners of the mobile home park. The property owners of the mobile home park live in Canada. Dee Dunlap moved to recommend to the Board of Trustees to approve the rezoning of the Low Density Residential (R-1) and Agricultural (AG) on 7913 National Road to Manufactured Home Park (MHP). Tina Taylor seconded. Discussion: This changes the entire parcel to Manufactured Home Park (MHP). Roll Call: Pam Munce, yes; Tina Taylor, yes; Dee Dunlap, yes; Jim VanDyne, yes; and Trent Stepp, no. Motion passed 4-1.

C. David Shumaker 9552-9562 Tollgate Road from Manufactured Home Park and Agricultural (AG) to General Business 1.

Dee Dunlap moved to open the public hearing at 7:35 p.m. Mr. Stepp seconded. Roll call: 5-0. Chairperson Dunlap reviewed the timeline and read the recommendation from Licking County Planning Commission. The Licking County Planning Commission recommends approving the map amendment based on the Etna Township Future Land Use Map.

David Shumaker 673 Pump Station Road stated the property would be easier to sell with the commercial zoning per his realtor. He is going to sell the property either way.

Curt Lovell 9496 Tollgate Road lives by the property. He does not want to see a commercial property there. He has concerns about what type of commercial business could go in. Dee Dunlap explained all the uses in General Business would be allowed.

Donald Gobble 9444 Tollgate agreed with Mr. Lovell. He does not want commercial on that property.

Pam Munce moved to close the hearing at 8:49 p.m. Tina Taylor seconded. Passed 5-0.

Pam Munce and Tina Taylor did not want to rezone the property. Dee Dunlap believes in the future it will be general business. Trent Stepp stated the future land use map shows it as residential. Trent Stepp stated Licking County Planning Commission's recommendation stated the property was commercial but it is residential.

Dee Dunlap moved to recommend to the Board of Trustees to approve the rezoning of Manufactured Home Park (MHP) and Agricultural District (AG) to General Business 1 (GB-1). Tina Taylor seconded. Roll Call: Pam Munce, no; Tina Taylor, no; Dee Dunlap, no; Jim VanDyne, no; Trent Stepp, no. Motion died 0-5.

Trent Stepp moved to recommend to the Board of Trustees to deny the rezoning of Manufactured Home Park (MHP) and Agricultural District (AG) to General Business 1 (GB-1). Pam Munce seconded. Roll call: Passed 5-0.

Trent Stepp moved to close the public hearing. Dee Dunlap seconded. Motion Passed 5-0.

The Zoning Commission recessed from 7:55 to 8:15 p.m.

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D. Buffering – Article 2 definitions, Section 913 Manufacturing District, Section 914 Manufacturing District, Section 1108 Screening and/or Landscaping and Article 16 Buffering, Landscaping, and Resource Preservation.

Trent Stepp moved to open the public hearing at 8:15 p.m. Tina Taylor seconded. Passed 5-0.

Chairperson Dunlap reviewed the timeline of the hearing and reviewed the Licking County Planning Commissions non-binding recommendation. The Licking County Planning Commission recommends Etna Township **conditionally approve** the text amendment application with the following conditions: The word "or" should replace the word "and" in Article 16, Section 1602 – Existing Sites, Number 1. Remove "Etna Township Zoning Commission" from Section 1605 – Modifications and Waivers as the Etna Township Board of Zoning appeals is the only body that would grant a modification or waiver Define "Existing Site" and "New Site" to clearly identify what qualifies as each. Provide examples of acceptable and/or unacceptable plants for each plant classification (Shrub, Hedge; Shrub, Blooming; Tree, Canopy; Tree, Evergreen; and Tree, Canopy) The Licking County Planning Commission would also strongly suggest that the following additions be considered: Identify who will be responsible for the maintenance of the buffer after it is installed. Stipulate a time period that a developer is to remain responsible should a tree or shrub planted in a buffer area die after it is planted.

Trent Stepp moved to close the public hearing. Dee Dunlap seconded. Passed 5-0.

The Zoning Commission discussed Licking County Planning Commission's recommendation. The commission will change the word "and" to "or" on item 1. To delete Etna Township Zoning Commission as recommended leaving the Board of Zoning Appeals. The Zoning Commission agreed to add a maintenance section using the example from Colerain Township.

Jim VanDyne moved to recommend to the Board of Trustees to approve the addition of Article 16 Buffering, Landscaping, and Resource Preservations, the additional definitions as listed below, and to remove Section 913 Manufacturing District under general requirements Screening/Buffer Yard, Section 914 Manufacturing District under general requirements, Screening/Buffer Yard, and Section 1108 Screening and/or Landscaping. In the sections that will be removed a note will be inserted referring them to Article – 16. Trent Stepp seconded. Roll call: Motion passed 5-0.

ARTICLE - 16

Buffering, Landscaping, and Resource Preservation

Section 1600 Intent

The purpose of this Article is to improve the appearance of vehicular use areas and property abutting public rights of way; to require buffering between incompatible land uses; and to protect, preserve and promote the aesthetic appeal, character and value of the surrounding neighborhoods; and to promote public health and safety through the reduction of noise pollution, air pollution, visual pollution, air temperature, artificial light glare, and protection of sight triangles. It is further the purpose of this article to specifically promote the preservation and replacement of trees and significant vegetation removed in the course of land development, and to promote the proper utilization of landscape as a buffer between certain land uses to minimize the opportunities of nuisance.

Section 1601 Applicability

No structure on land which abuts a right-of-way or boundary between two Land Use Classes as defined in Table 16A shall be developed, or redeveloped, unless a buffer, if required as indicated in Table 16B, is established in accordance with the requirements of this Article.

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Section 1602 Existing Sites

No building, structure, or vehicular use area shall be constructed or expanded unless the minimum landscaping and/or buffering required by the provisions of this article is provided to the property to the extent of its alteration or expansion. In the case of a substantial expansion, the entire site must be brought into compliance with the minimum requirements of this article. An alteration or expansion to an existing property shall be considered substantial when:

1. In the case of a building or structure expansion which does not involve the additional land, the square footage of the alteration or expansion exceeds 25% of the square footage of the existing building exclusive of the alteration or expansion, or
2. In the case of an alteration or expansion involving both an existing building or structure and additional land, and, if applicable, additional structures or buildings, the area or square footage of the expanded or altered land or structure or building, respectively, exceeds 25% of the area or square footage of the existing land or structure or building respectively, exclusive of the alteration or expansion. "Land," as used herein, includes land used for space, parking or building purposes.

Exemptions

Agricultural Uses as defined in Article 2 of this Resolution, and in Section 519.21 of the Ohio Revised Code are exempt from these requirements.

Section 1603 New Sites

No certificate of zoning compliance or building permit shall be issued hereafter for any site development or the construction or improvement of any building, structure or vehicular use area except where landscaping and/or buffering for such development, construction, or improvements has been approved as required by the provisions of this article.

Section 1604 Plan Review

For any buffer required by this Chapter, a plan shall be submitted with the application for Zoning Certificate to the Zoning Inspector to review for compliance with these regulations and any other applicable regulations. The plan shall show:

- (a) the topography of the site;
- (b) the location of driveway entrances;
- (c) provisions for vehicular and pedestrian circulation;
- (d) the location of sidewalks on or adjacent to the property;
- (e) the location of utilities, barriers, shelters, and signs;
- (f) the location of landscaped areas and the types, quantity, sizes and location of vegetation to be planted in the areas of existing vegetation and existing and proposed topography;
- (g) maintenance and protection measures; and
- (h) any other relevant information requested by the Administrative Official.

Section 1605 Modifications and Waivers

In the event that the unusual topography or elevation of a development site, the size of the parcel to be developed, the extent of expansion or redevelopment of the site or parking area is deemed to be insignificant, or the presence of existing buffers on adjacent developed property would make strict adherence to the requirements of this Chapter serve no meaningful purpose or would make it physically impossible to install and maintain the required buffer, the Etna Township Board of Zoning Appeals may, upon proper application by the property owner, and upon making findings of fact, modify and/or waive the requirements of this Chapter provided the existing or resulting boundary features of the development site comply with the spirit and intent of this Article and other related articles.

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Section 1606 General Standards For Buffer Yards

Section 1606.1 Responsibility for Installation of Buffer

The boundary buffer area shall be provided by the person in charge of or in control of developing the property whether as owner, lessee, tenant, occupant or otherwise (hereinafter referred to as "Owner").

Section 1606.2 Location

Boundary buffers shall be located along the rear and side boundaries of a lot or parcel. On sloped areas the boundary buffer should be located to maximize its screening effectiveness. Streetscape buffers shall be located along the public right-of-way and may be required along private street easements.

Section 1606.3 Structures Within Required Buffer

No structure shall be permitted within a required buffer other than a wall, fence or berm, or a driveway in the front yard connecting a parking area on the lot to the street or to a parking area on an abutting lot. A driveway in the side yard that connects a paving area on the lot to the street shall not encroach into the boundary buffer area.

Section 1606.4 Adjacent Parcels Owned by Same Owner

When both parcels are owned and being developed by the same owner, the buffer may be placed on either adjoining parcel or astride the boundary.

Section 1606.5 Adjacent Parcels Owned by Different Owners

When adjoining parcels have different owners the buffer shall be placed on the parcel being developed. However, a buffer that meets the requirement of both parcels may be placed astride the boundary if a written agreement, signed by both owners, is filed with the Administrative Official, is recorded in the real property records of the County and runs with the property.

Section 1606.6 Existing Fence, Wall Berm or Landscaping on Adjacent Parcel

When the adjoining parcel has an existing fence, wall, berm, or landscaping within ten feet (10') of a developing parcel boundary that fulfills the buffer requirements of the developing parcel, the existing landscape material on the adjacent lot may be used towards the requirement for the boundary buffer required for that boundary edge only. All credits for existing landscape material must be in accordance with Section 15-6, and other related chapters. Any additional landscape material necessary to meet the boundary buffer requirements shall be added.

Section 1606.7 Existing Development on Both Sides

Where development already exists on both sides of a property line, a buffer shall be established as a condition of any new development. The property owner shall provide the maximum buffer possible under the standards of this Article given the location of existing buildings and driveways. If the width available for the buffer is less than fifty percent (50%) of the minimum required buffer width, then a solid fence or wall, meeting the standards of Article 10, shall be located at the side of the buffer facing the proposed development.

Section 1607 Boundary Buffer Requirements

To determine the type of buffer boundary required between two adjacent parcels, the following procedure and standards shall be utilized:

Section 1607.1 Procedure

- (a) *Identify the Land Use Class of the Developing Parcel.* Refer to Table 16A to determine the Land Use Class of the proposed use and intensity.
- (b) *Identify the Land Use Class of each Adjoining Parcel.* Refer to Table 16A to determine the Land Use Class of the adjoining use and intensity.
- (c) *Determine the Boundary Buffer Requirement for each Edge of the Developing Parcel.* Refer to Table 16B and determine what the Boundary Buffer Requirement will be.

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- (d) Determine Width of Buffer.** For each Boundary Buffer, alternative widths may be utilized. The width of each buffer defines the Landscape Material Requirements. For each width range, options for Landscape Material Requirements are given as minimum number of plants required per one hundred (100) linear feet.
- (e) Determine Length of Buffer.** Measure the length of the property boundary requiring the buffer and subtract any length covered completely by a clear sight triangle under Section 1608.
- (f) Determine Landscape Material Requirements.** Divide the length of the Required Boundary Buffer (the result of 1606.1(e) above) by one hundred (100). Multiply the result by the number of plants for the required boundary buffer shown in Figure 14B for the selected width. Any fractional number of plants (shrubs and trees) should be calculated to the next highest whole number.
- (g) Location and Placement of Landscape Material Requirements.** All landscape material requirements shall remain within the designated area and shall otherwise meet the standards of the Boundary Buffer. Although landscape material requirements typically are located within each 100 foot increment, their placement may vary in order to screen objectionable views.

Table 16A – Adjoining Land Uses

When the Following Land Use:	Adjoins the Following Land Use:	The Minimum Buffer Length Shall Be:
Any MHP use	Any residential or agricultural zone	10 ft.
Any LB use	Any residential or agricultural zone	15 ft.
Any GB1 use	Any residential or agricultural zone	20 ft.
Any GB2 use	Any residential or agricultural zone	30 ft.
Any GB3 use	Any residential or agricultural zone	30 ft.
Any PRO use	Any residential or agricultural zone	15 ft.
Any M1, M2, or M3 use	Any residential or agricultural zone	30 ft.
Any M1, M2, or M3 use	Any office or commercial use	15 ft.
A freeway or arterial street	Any residential zone (except agricultural)	20 ft.
A freeway or arterial street	Any zone (except residential or agricultural)	10 ft.
A railroad	Any zone (except agricultural or industrial)	20 ft.
Any vehicular use or parking area	Any zone	3 ft. continuous planting, hedge, fence, or wall of 3½ ft. average height
Utility substation, sewage plant, or similar use	Any zone	30 ft.
A freeway or arterial street	Any property used for vehicular sales or service	30 ft. (adjacent to freeway or arterial street only)

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Table 16B – Material Requirements for Boundary Buffer

Minimum Width of Buffer	100 Linear Feet	Landscape Material	
		Canopy Trees	Shrubs
10 ft.		5	15
15 ft.		5	10
20 ft.		3	9
30 ft.		2	7

Notes (Table 16A & Table 16B):

1. Two (2) under story trees or two (2) evergreen trees may be substituted for 1 canopy tree for up to 25% of the required canopy trees.
2. A fence, wall, or berm 3 ft. to 6 ft. in height may be used and can substitute for shrub requirements.
3. All landscape materials required for the buffer shall be confined within the buffer boundaries.
4. Grass or ground cover shall be planted on all portions of the easements and buffers not occupied by other landscape materials.
5. Trees do not have to be equally spaced but may be grouped in a manner to allow for mature growth yet allow for flexibility in design. However, the number of trees to meet the requirements of Table 16B above must be maintained and undesirable sightlines must be screened as per the intent of this section.
6. A vehicular use area is any open or unenclosed area containing more than 1,800 sq. ft. of area and/or used by six (6) or more of any type of vehicle, whether moving or at rest, including but not limited to parking lots, loading, and unloading areas, mobile home parks, and sales and services areas. Driveways are considered to be vehicular use areas whenever they are adjacent to public streets or other vehicular use elements described herein, and where intervening curbs, sidewalks, landscape strips, or similar do not eliminate adjacency.
7. Greater buffer boundaries may be required in approvals of conditional uses and PUD's when necessary to protect adjacent land uses.

Section 1607.2 Overlap

When any portion of the parcel is subject to more than one set of landscape requirements as set forth in this Article and other related Articles, the most stringent requirement will control. The most stringent requirements shall be defined as those which require the highest fence, wall or screen or, if no fence, wall or screen is required, the requirements with the greatest quantity of landscaping.

Section 1607.3 Credit

Existing vegetation, fences, walls, or berms on a parcel may be counted toward the requirements for any class of buffer provided that it meets the standards established in this Article.

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Section 1607.4 Maintenance

- (a) All landscaping materials shall be installed and maintained according to accepted nursery industry procedures. The owner of the property shall be responsible for the continued property maintenance of all landscaping materials and shall keep them in a proper, neat, and orderly appearance free from refuse and debris at all times.
- (b) Unhealthy and dead plants that are required as part of these requirements shall be replaced within one year, or by the next planting season, whichever comes first.
- (c) Violation of these maintenance practices shall be a violation of this Zoning Resolution.

Section 1608 Clear Sight Distance at Street & Access Drive Intersections

Section 1608.1 Purpose

To insure that landscape materials do not constitute a driving hazard, a "clear sight triangle" will be observed at all street and access drive intersections.

Section 1608.2 Definition

A clear sight triangle is the triangular area formed by a diagonal line connecting two points located on intersecting lines of a right-of-way, easement of access, or pavement edge of an access drive, each point being a defined distance from the intersecting lines. *See Figure 16A.*

Section 1608.3 Design.

To insure that landscape materials do not constitute a driving hazard, the entire area of the clear sight triangle should be designed as illustrated in Figure 16A to provide the driver of the vehicle entering the intersection with an unobstructed view to all points nine (10) feet above the roadway along the centerline.

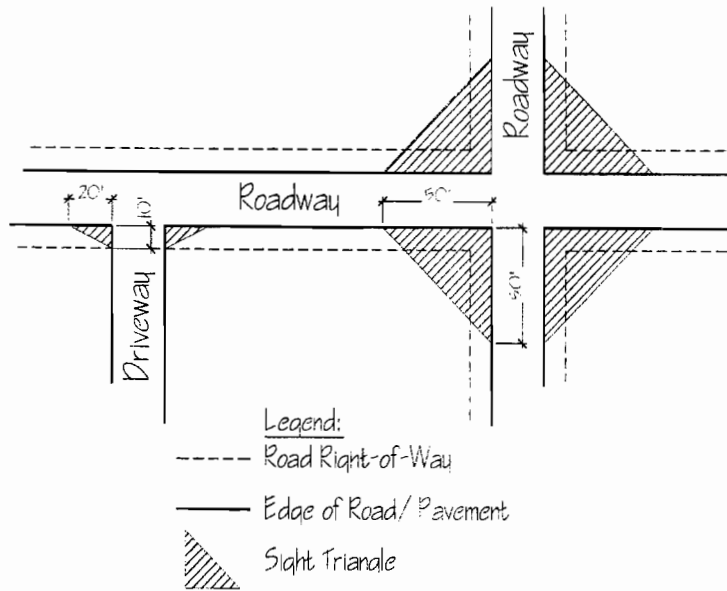
- (a) At the intersection of driveways with streets, the sight triangle shall be established by locating the intersection of the street curb or edge with the driveway edge and by measuring from this point a distance of ten (10) feet along the driveway to a point and a distance of twenty (20) feet along the street curb to a point and connecting these points. *See Figure 16A.*
- (b) At the street intersections, the sight triangle shall be formed by measuring at least fifty (50) feet along curb lines or edge of pavement and connecting these points. *See Figure 16A.*

Section 1608.4 Restrictions Within Clear Sight Triangles

- (a) Within the sight triangle no landscape material with a mature height greater than twelve inches (12") shall be permitted with the exception of required grass or ground cover or trees which conform to the following standards. Trees shall be permitted within the sight triangles as long as, except during early growth stages, only the tree trunk (no limbs, leaves, etc.) is visible between the ground and nine (10) feet above the ground, or otherwise does not present a traffic visibility hazard. Restrictions shall not apply to the following:
 - (1) Existing natural grades which, by reason of natural topography, rise twelve (12) or more inches above the level of the center of the adjacent intersection;
 - (2) Fire hydrants, public utility poles, street markers, governmental signs, and traffic control devices.
- (b) No fences or walls shall be permitted within the sight triangles.
- (c) The restrictions contained in this Section shall also apply to any areas outside the clear sight distance triangle that fall within the sight distance requirements of the County Engineer or other more stringent Federal or State requirements.

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Figure 16A – Clear Sight Triangles



Section 1609 Woodland & Resource Preservation

It shall be required that efforts be made to preserve natural vegetation areas. Consideration shall be given to laying out streets; lots, structures, and parking areas to avoid unnecessary destruction of heavily wooded areas or outstanding tree specimens. It is further required that, whenever possible, heavily wooded areas be designated as park reserves. Certain credits are available for conservation efforts. To be eligible for these credits, the following criteria must be met:

Section 1609.1 Quantity of Woodland

The minimum amount of woodland preserved shall be one-eighth of an acre (5,445 sq. ft.). The woodland canopy shall be contiguous and fifty percent (50%) of the canopy shall be from trees that have an 18" DBH (diameter of trunk at breast height, typically four and one-half (4 1/2) feet above ground level) or greater.

Section 1609.2 Location

Any woodland area eligible for credit must be located within one hundred feet (100') of the principal building or an impervious surface that directly serves the principal use on the site and is partially or wholly physically located within a required buffer area.

Section 1609.3 Credit

If the above conditions are met, credit may be granted as follows:

- (a) Buffer Reduction Bonus. The buffer requirements, specified in this and other related chapters, that are applicable to the site may be reduced or eliminated upon the determination by the Zoning Inspector that the Woodland Preservation area amenities fully compensate for the reduced or eliminated landscape requirements.
- (b) Parking Reduction Bonus. The Etna Township Zoning Commission may approve a reduction of up to ten percent (10%) of the required number of parking spaces if adequate parking will remain on the subject site and if land area for required number of spaces remains available for future development on the subject site.
- (c) Intensity Reduction Bonus. The Etna Township Zoning Commission may approve an increase in the intensity of up to ten percent (10%) of the district limits for any use permissible as a PUD.

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- (d) Square Footage Increase Bonus. The Etna Township Zoning Commission may approve an increase in square footage in excess of established requirements of up to ten percent (10%) of the district restrictions (GB1 and GB2 only). All other requirements and restrictions shall be calculated from the actual square footage (i.e. parking spaces, loading spaces, etc).

Article – 2 DEFINITIONS

Abutting: Having a common border with, or being separated from such common border by, an alley or easement.

Acre: A land area of 43,560 square feet.

Buffer: A section or area within a property or site consisting of either natural existing vegetation or created by the planting of trees and/or shrubs or the erection of fences and/or berms designed to limit the view, sound, illumination, or other characteristics from the site to adjacent sites or properties. Buffers are free from advertising, buildings, driveways, or other paved surfaces and should be natural or aesthetically pleasing. They are usually composed of dense evergreens, landscaped earthen berms, walls, or fences made of natural appearing materials.

Buffering and/or Landscaping Plan: A plan, drawn to scale, showing dimensions and details of existing vegetation or for re-vegetating an area, including maintenance and protection measures and any other requirements of Article 16.

Clear Sight Triangle: The triangular area formed by a diagonal line connecting two points located on intersecting lines of a right-of-way, easement of access, or pavement edge of an access drive, each point being a defined distance from the intersecting lines.

Diameter at Breast Height (DBH): A measurement of the size of a tree equal to the diameter of it's trunk measured four and one-half (4 ½) feet above natural grade.

Earth Material: Soil, sediment, rock, sand, gravel and organic material or residue associated with or attached to the soil.

Impervious Surface: Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks and paved recreational facilities.

Impervious Surface Ratio (ISR): The total area of impervious surfaces divided by the net area (excluding right-of-way) of the lot.

Landscape: Plant materials, topography, and other natural physical elements combined in relation to one another and to man-made structures. Landscaping may include pedestrian walks, flower beds, ornamental objects such as fountains, statuary, and other similar natural and artificial objects designed and arranged to produce an aesthetically pleasing effect.

Landscaping, Interior Parking-Lot: An area set aside, usually as an island in a parking lot, to provide environmental relief. The interior buffer will help to define spaces and indicate directions for pedestrian and vehicular circulation.

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Landscaping and/or Buffering Plan: A plan, drawn to scale, showing dimensions and details of existing vegetation or for re-vegetating an area, including maintenance and protection measures and any other requirements of Article 16.

Screening: A continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting, that would effectively and opaquely screen the property which it encloses from noise or unsightly visual intrusions, and is broken only by access drives and walks.

Shrub: A plant that at the time of planting, is at least eighteen inches (18") tall above the highest root, or of a size requiring a two (2) gallon pot. Shrubs must be appropriate for climate zone and soil type to meet requirements of this resolution.

Shrubs, Hedge: Plants that at maturity will range in height from 7 feet to 15 feet and are spaced from 3 to 6 feet on center depending upon the variety.

Shrubs, Blooming: Plants that flower or undergo change in leaf color. They range in height from 2 to 14 feet.

Tree, Canopy: A deciduous tree which at maturity will shed its leaves annually, and provide shade.

Tree, Evergreen: A coniferous tree with needles or a broadleaf tree which retains its leaves throughout the year.

Tree, Understory: A lower growing tree which screens, flowers, defines space and provides seasonal interest.

Vehicular Use Area: Any open or unenclosed area containing more than 1,800 sq. ft. of area and used by six (6) or more of any type of vehicle, whether moving or at rest, including but not limited to parking lots, loading and unloading areas, mobile home parks, and sales and service areas. Driveways are considered to be vehicular use areas whenever they are adjacent to public streets or other vehicular use elements described herein, and where intervening curbs, sidewalks, landscape strips, or similar do not eliminate adjacency.

Dee Dunlap discussed Section 1012 Side and Rear Yard Requirements for Non-Residential Uses Abutting Residential District. This section will be discussed in another Zoning Commission meeting.

Dick Knapp 108 Longwood Crossing discussed the joint meeting regarding Planned Unit Development. The boards are waiting for a legal opinion from the Prosecutor's office.

Claudette VanDyne 7173 Refugee Road discussed Section 1010, 1008, and 1012 and asked the Zoning Commission to review the sections to make them clarify. There was a discussion regarding the Future Land Use Map and Plan and feels Licking County Planning Commission needs to use the same plan as the township. She attended the Trustees meeting when the future land use plan was approved.

Jim VanDyne moved to adjourn the meeting at 9:10 p.m. Tina Taylor seconded. Roll call: Pam Munce, yes; Tina Taylor, yes; Dee Dunlap, yes; Jim VanDyne, yes; and Trent Stepp, no. Motion passed 4-1.

Approved Sept 26, 2007

Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Dee Dunlap
Dee Dunlap, Chairperson