

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held October 17, 2007  
20

**PUD - Trustees/Zoning Commission**

The Etna Township Zoning Commission met in the Etna Township Hall on October 17, 2007 to hold a regular meeting with the Board of Trustees. The meeting was audio and video taped for the township records. The Zoning Commission meeting was called to order at 7:02 p.m. by Chairperson Dunlap with the following members present: Mr. Stepp, Mrs. Munce, Mrs. Taylor, Mrs. Dunlap, Mr. Van Dyne, and Clerk Laura Brown. The pledge of allegiance was recited.

Tina Taylor moved to adopt the agenda with flexibility. Pam Munce seconded. Passed 5-0.

Chairperson Dunlap discussed the Zoning Commission requesting Stan Robinson review the text amendments and having Stan attend the Zoning Commission meetings. She does not agree that the text should go to Stan when it goes to LCPC she would like his opinion before it is sent to LCPC. Jim VanDyne discussed having the larger text amendments being reviewed from the prosecutor prior to being forwarded to LCPC. Jim felt the issues the prosecutor responded to were the same issues that Stan had with the buffering text. Dick Knapp suggested having the zoning inspector provide feedback at the meeting prior to being sent to LCPC. Tina Taylor discussed whether the zoning inspector needs to be at the entire meeting. Gary Burkholder stated the zoning inspector could email the opinions and attend the meetings that are useful. Gary Burkholder stated the prosecutor would like to have the opinion to come from the Trustee and not from the Zoning Inspector. Gary stated the Zoning Commission is the policy makers. Gary Burkholder is the supervisor over the Zoning Inspector and can approve him attended the meeting. Trent Stepp stated adding another step in the process makes the process take longer. That is why Trent suggested waiting for Stan and LCPC at the same time. Laura Brown reminded the boards that once it is advertised for a particular section the boards can only change the sections that were advertised for.

The Board of Trustees and the Zoning Commission reviewed the proposed text from MSI Design regarding the Planned Unit Development section for the Zoning Resolution. Chairperson Dunlap explained the updated Proposed Zoning Text Amendments for the PRD-1 and PRD-2. Erin will attend another meeting. Dee will review the steps. Dick Knapp suggested we have one meeting with the PRD-1, PRD-2, Conservation, and Commercial. Dee suggested the boards review the material. Dee asked who was going to check on the square feet of the average going apartment on page 20.

The boards reviewed the Planned Residential Conservation District (PRCD) starting with 1701 purpose. This is the district that overlays. The Zoning Commission discussed the benefits to the overlay district. The boards discussed the differences between this and PRD-1 or PRD-2. The board thought it was when the process is subject to referendum. It was discussed when it becomes a zoning change. The conservation district has to be passed with the map to show where it is allowed. The float the cloud district (Overlay) could be placed over the entire township. Under the Preliminary Development Application, generalized architectural designs for all structures and signs; Dee wanted to clarify what the signs should look like and standards. In Item L Design standard items the board is not sure what 13.07 is referring to, the board believes it is in PRD-1 section 1302.05 page 16. This section does not have number 25. Trent Stepp asked if the section regarding Preliminary Plan Approval Period is addressing an application to rezone property. It appears they will rezone at the Preliminary Plan Approval stage. Under Item B. Preliminary Development Application is where it is subject to referendum. The board discussed when the conservation is subject to referendum. The boards will ask Erin to clarify and finish this text later.

Chairperson Dunlap explained the commercial Districts. The township must pick between Type A or Type B, they can not adopt both. Type B would be adding a section to the zoning resolution each time. It is noted in B. Preliminary Development Application that the stage of the process constitutes the rezoning of the property and is a legislative function of the township and therefore subject to referendum. The board decided that under the Modification of the Preliminary Development Plan Item d a reduction in required pavement widths should be moved to a major change. The concern is if the road will be turned over to the township to maintain. Item 17 Management of any area for common use should be changed to read Management Plan for any area for common use. Under the Administrative Review section it should read and/or their designated technical advisors.


The Planned Commercial District Standards are different in A and B. The board added appropriately sized pond aeration/fountain shall be included in all retention ponds and to add "A maintenance plan must be submitted as part of the zoning text and approved by the Board of Trustees". Trent pointed out in Plan A there is a section regarding signs. The boards liked plan B over plan A.

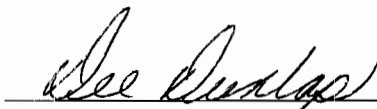
Pam Munce moved to waive the public reading and to approve the Zoning Commission minutes from the September 19, 2007 meeting. Trent Stepp seconded. Roll call: Motion passed 5-0.

Dee Dunlap moved to waive the public reading and to approve the Zoning Commission minutes from the September 26, 2007 meeting. Pam Munce seconded. Roll call: Motion passed 5-0.

Pam Munce moved to waive the public reading and to approve the Zoning Commission minutes from the October 3, 2007 meeting. Trent Stepp seconded. Roll call: Motion passed 5-0.

Jim VanDyne moved to adjourn at 9:24 p.m. Tina Taylor seconded. Motion passed 5-0.

11/7/07  
  
Laura Brown, Clerk

  
Dee Dunlap, Chairperson