

December 5th

2007

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

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~~The Etna Township Zoning Commission met in the Etna Township Hall on December 5th, 2007~~ 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 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.

Jim VanDyne moved to adopt the agenda with flexibility. Pam Munce seconded; motion passed 5-0.

The Trustees passed the Dawson rezoning amendments to Agriculture and the Haskett rezoning to Local Business.

New Business

David Weber representing Watkins Youth Football and Cheerleading discussed an eleven acre tract located on Refugee Road that the league is interested in purchasing. They are a private non-profit organization that would like to use the property for youth football. The property is across from the current ball field that is in Harrison Township. Mr. Weber feels this is a good use for the community. Mr. Weber would like to keep the property Agriculture and would like a permitted or conditionally permit use for a ball field. The current intent would be for football practice fields. Once water and sewer is available they may want to install bathroom facilities. There are lights on the fields and the teams are supposed to be done by 8:30 p.m. because of the youth being in school. They would also have parking on this lot and are aware of the paving regulations. The hope is to continue to farm the property until they are ready to use the lot. Options concerning the youth crossing the road were discussed. Rich Green was also in attendance from the Watkins Youth Football and Cheerleading to answer questions.

Tina Taylor feels this is a valuable use for our community. She feels Etna Township needs more places for the youth to go. Her children participated in cheerleading with this league. Trent Stepp stated Reynoldsburg Youth Football is dealing with the same issue. The property they own is Medium-Low Residential District (R-2). Trent stated the township allows public and private schools that may have a baseball or football field. The township allows churches and some churches have athletic fields. Public parks and playgrounds are also permitted in the Agricultural District. The Zoning Commission discussed whether this would be an issue in a community with the neighboring properties and if it would be a good use. The Zoning Commission discussed anywhere that permits churches, public parks and playgrounds, and public and private schools then a ball park should be permitted.

Trent Stepp moved to amend the zoning resolution to add under permitted uses Recreational Sports Teams and Leagues to SER Section 903 Item M permitted uses, R-1 Section 904 Item M permitted uses, R-2 Section 905 Item M permitted uses, R-3 Section 906 Item M* permitted uses, LB Section 909 Item J permitted uses, M-1 Section 912 Item Y permitted uses, AG Section 915 Item L permitted uses, RS Section 917 Item G* permitted uses, and SCR Section 918 Item G* permitted uses. Tina Taylor seconded. Motion passed 5-0.

The Zoning Commission recessed from 8:00 – 8:08 p.m.

Old Business

Chairperson Dee Dunlap reviewed the list with Stan on Monday. The Zoning Commission finished last meeting on question 18 page 15, Stan withdrew this question. Questions 19, 20, and 21 page 15 the Zoning Commission will ask Erin with MSI Design if 1302.04 items 3, 4, and 5 are enforceable. Trent stated even if it is not enforceable and the text is left in some residents may follow the rule. Item 5 regarding permanently-sited homes Stan stated legally in the ORC the township can not make a distinction between a manufactured home and mobile home. Trent stated you can drive it in on the wheels but have to place it on a foundation. Stan withdrew question 22. On question 23 page 17 item D. Dee Dunlap read the memo from Erin regarding Open Space. This question will be referred to Erin regarding open space. On page 17 Stan wanted clarification on the 100 feet on item 3 and if this is a normal requirement in a planned unit development. On question 24 page 18 item 6 b this wording is ok. Ask Erin to clarify on question 25 page 18 item 6 c. Leave the wording for question 26 page 18 6 d and question 27 6d the way they are. On question 28 page 18 item 6f add the wording "as referred to in 1302.03". Question 29 page 18 item g regarding accessory structures except for fences, the wording will be changed by adding "with the exception of fences". For questions 30, 31, 32, 33, 34 Stan withdrew 32 and 34 and the zoning commission chooses to leave the others as

RECORD OF PROCEEDINGS
Etna Township Zoning Commission

Minutes of

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~~written. Question 35 page 19 item 17 the Zoning Commission will still ask Erin to clarify the garages with masonry and stick built. Question 36 page 20 Item 15 add the wording "as defined in Article 2 Definitions". For questions 37 and 38 leave as is. On question 39 add "See Article 11; off-street parking and loading facilities". On question 40 add the wording "independent of individual house lighting". No change to question 41 the utility lines can be started using common space or from the edge of the development not in the front yard. On question 42 change it to read "All bodies of water including existing or planned retention or detention ponds" to be consistent with PRD-1. No change for questions 43, 44, and 45. Ask Erin to clarify Questions 46 and 47 (same as in PRD-1). Question 48 was withdrawn. Ask Erin regarding school and open space for question 49 (same as in PRD-1). Question 50 page 27 item 6c fix the word are to area and change a district to read a lot (same as PRD-1). Question 51 was withdrawn. No change in questions 53 and 54. Add the words refer to 1302-03 for question 54 regarding home occupation. On question 55 add the words with the exception of fences to be consistent with PRD-1. No change in 56, 57, and 58. On question 59 change the wording to match PRD-1 by adding "as defined in Article 2 definitions" and no change to question 60.~~

Tina Taylor moved to adjourn at 9:45 p.m. Jim VanDyne seconded. Motion passed 5-0.

Approved December 9, 2007 Approved as corrected/amended _____

Laura Brown

Laura Brown, Clerk

Dee Dunlap

Dee Dunlap, Chairperson