

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

February 20

2008
20

The Etna Township Zoning Commission met in the Etna Township Hall on February 20th, 2008 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: Dan Bravard, Mike Kerner, Trent Stepp, Dee Dunlap, Jim VanDyne, and Clerk Laura Brown. The pledge of allegiance was recited.

Jim VanDyne moved to adopt the agenda with flexibility. Mike Kerner seconded. Passed 5-0.

Mike Kerner was appointed for a four year term as alternate member for the Zoning Commission at the Trustees meeting February 19th, 2008.

Jim VanDyne moved to waive the public reading and approve the minutes from the February 6, 2008 meeting. Dan Bravard seconded. Roll call: passed 5-0.

Old Business

Fences – The Zoning Commission discussed the standard lot diagram and clear sight triangle diagrams that Trent Stepp updated. Trent added a through lot example because the original drawing did not have one. To be consistent with Section 1008 the principle structure will be changed to principle building. Trent stated he adjusted the sight triangle from 50 feet to 20 feet. For the 10 feet on the driveway it is 10 feet on the driveway and 20 feet on the roadway. The Zoning Commission discussed how the 10 feet will be measured on the driveway; even if the driveway is wide it is measured from the line that is closer in. The diagram is to illustrate the requirement already in the zoning resolution. The Zoning Commission changed Section 1607.4 (b) No fences or walls which impair clear view of oncoming traffic shall be permitted within the sight triangles. The Clear Sight Triangle diagram will be labeled 16A, the corner and through lot diagram will be 16B and the standard lot diagram will be 16C.

The official schedule noted in Section 1007 is referring to Article 9 – district regulations in the zoning resolution. The Zoning Commission discussed deleting the wording in Section 1007 and refer it to Article – 9; District Regulations. The Zoning Commission will review sections 1027 at a later date.

The Zoning Commission discussed coping the reference charts in the front of the book and adding them into the book were they are mentioned.

Planned Residential Conservation District (PRCD)

The Zoning Commission discussed which map to approve and whether to float the cloud over the entire township. The majority of the Zoning Commission did not see a reason to not include the entire township for the conservation district. The number for Design standard items should be 13.02.5. or 13.02.6 Laura will double check. The word unit needs changed to residential district under required findings for approval of a preliminary plan. In the section Preliminary Plan Approval Period the word “of” needs added after absent. The fees are determined by the Board of Trustees. The Zoning Commission will address the minor and major changes with the Board of Trustees during the joint meeting. It was discussed about have this consistent between commercial, conservation, and PRD1 & 2. Under the major item d needs to be changed to PRCD. Under submission requirements Item a, PRD should be PRCD. Same section under 1 what section for design standards? On item 12 change the wording to be consistent with PRD1 & 2 be replacing with “The applicant’s posting of a bond”. At the end of Item 3 add the C to read “PRCD”. Discuss the major and minor modifications. For Item E Failure to Maintain

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~~add the wording to refer to section 311 Penalties for Violation. Under item F Administrative Review and the words "and/or" and change certificate to permit.~~

The zoning commission recessed from 9:00 to 9:10 p.m.

Under section 1704 Designing a Conservation Subdivision B Design Guidelines item 14 the Section needs to be 17.06B. The Zoning Commission discussed Common wall single family attached dwellings versus Multi-family dwellings. This will be discussed during the joint meeting. Item 5 a Section 1708 needs changed to 1706. 1706 Density and Open Space A. Open Space 17.07 needs changed to 1706. Not sure where Section 1708 is. Under f existing bodies of water match the wording in PRD1 & 2. Under density bonus item b what are items 1 and 2 referring to. Under C Ownership of Open Space what is Section 17.08?

Jim VanDyne moved to adjourn. Mike Kerner seconded. Meeting adjourned at 9:55 p.m.

Approved March 5, 08 Approved as corrected/amended _____

Laura Brown
Laura Brown, Clerk

Dee Dunlap
Dee Dunlap, Chairperson