

RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

October 22nd,

2008

Held
Article 9

20

The Etna Township Zoning Commission met in the Etna Township Hall on October 22nd, 2008 for the purpose of conducting a special meeting. The meeting was audio taped for the township records. The meeting was called to order at 6:19 p.m. by Chairman Stepp with the following members present: Randy Snider, Bill Young, Trent Stepp, and Clerk Laura Brown. Dan Bravard arrived at 6:50 p.m. The pledge of allegiance was recited.

Bill Young moved that we adopt the agenda. Randy Snider seconded and the motion passed without objection.

Work Session on Article – 9 District Regulations

During the work session the Zoning Commission decided on the following changes in Article 9. Under the sections that reference Agriculture add the words “per Ohio Revised Code”. Also add the wording regarding permitted uses like mentioned previously to all the sections to be consistent.

In Section 908- Professional-Research-Office District to change Item K. from Day care clinics to Urgent care facilities. Add Item M. Child Day Care Services and Item N. Accessory Uses and Structures. The wording under Lot Area, Width & Depth will read “Every lot shall have a minimum width of one hundred and thirty (130) feet and a minimum lot area of not less than half (.5) acre (twenty-one thousand, seven hundred eighty – 21,780 square feet.) All lot area measurements shall be exclusive of road right-of-way, and shall be in addition to any easements of record.” Front Yard: There shall be a front yard of not less than thirty (30) feet in depth. Side Yard: There shall be side yards of not less than twelve (12) feet. Rear Yard: There shall be a rear yard of not less than thirty (30) feet. Add the reference to Article 16 – Buffering. The definition for clinic will be amended to allow Health Spa and Licensed Massage Therapy.

In Section 909 – Local Business District (LB) under conditionally permitted uses changed Item C. to read “Coin operated amusement facility. Lot area, width, and depth make the following changes: Every lot shall have a minimum width of one hundred (100) fee and a minimum lot area of not less than half (.5) acre (twenty-one thousand, seven hundred eighty – 21,780 square feet) exclusive of road right-of-way and shall be in addition to any easement of record. Front yard: There shall be a front yard of not less than twelve (12) feet in depth. Side yard: There shall be a side yard of not less than twelve (12) feet. Add Rear yard: There shall be a rear yard of not less than twelve (12) feet in depth. Add the reference to Article 16-Buffering.

In Section 910 – General Business District (GB) under permitted uses list them out. A. Agriculture per Ohio Revised Code. B. Accessory use and structures. C. Within the general business and so on from the current section. Under conditionally permitted uses change H. to read Coin operated amusement facility. Add item N. Motor vehicle towing services (NAICS 488410).

During review it was discussed allowing the Professional-Research-Office District into the Commercial Planned Unit Development text amendment. Some of the permitted uses are already allowed in General Business. The Zoning Commission may work on a mixed use planned development also.

The Zoning Commission discussed whether parking would be permitted in the setbacks and decided it would be permitted.

Public Comments – None

Trent Stepp adjourned the meeting at 8:37 p.m.

Approved Trent Stepp Nov 5th 2008

Approved as corrected/amended _____

Trent Stepp
Trent Stepp, Chairman

Laura Brown
Laura Brown, Clerk