

RECORD OF PROCEEDINGS

Etna Township Zoning Commission

Minutes of

Meeting

June 3rd,

2009

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

20

~~The Etna Township Zoning Commission met in the Etna Township Hall on June 3, 2009, for the purpose~~ of conducting a regular meeting and public hearing. The meetings were audio taped for the township records. The meeting was called to order at 7:00 p.m. by Chairman Stepp with the following members present: Randy Snider, Dan Bravard, Trent Stepp, Bill Young, and Pam Munce. Alternate Mike Kerner was in attendance for the record. The Pledge of Allegiance was recited.

The agenda was modified to add under New Business: Item A. Zoning Topics – Chris Harkness. Item A was moved to Item B. Old Etna Ideas.

Bill Young moved to adopt the agenda as modified. Dan Bravard seconded and the motion passed without objections.

Zoning Commission Announcements and Comments

The Trustees passed the Erk Property rezoning. Chris Harkness stated the Trustees passed Article 19 with the recommended changes from the Licking County Prosecutor's Office. Chris provided the Zoning Commission with the information on the changes recommended from the Prosecutor's Office.

Bill Young moved to waive the public reading and to approve the minutes from the May 20th, 2009 meeting. Randy Snider seconded and the motion passed without objection.

Public Hearing

Dan Bravard moved to open the public hearing at 7:15 p.m. submitted by the Zoning Commission for text amendments to the Zoning Resolution to add Article 18 Planned Residential Conservation District with map amendments. Bill Young seconded and the motion passed 5-0.

Chairman Stepp provided an overview of the application process. He reviewed the recommendations from the Licking County Planning Commission and the staff report which recommended conditionally approving the proposed text and map amendment. Chris Harkness provided a verbal recommendation to approve the text amendment. He discussed the areas on the map to allow for this district.

Public Comments – none

Dan Bravard asked Chris Harkness for his recommendation regarding the first recommended change from Licking County Planning Commission. Chris suggested it be placed under the process on page two which would be B. Preliminary Development Plan 1. Process Item d Board of Trustees add Item 3. regarding the administrative change to the Etna Township Zoning Map. Chris Harkness stated the Licking County Planning Commission updates the GIS Map and prints them for the township. The township will notify the county by Resolution of the map amendment.

Bill Young moved to close the public hearing at 7:30 p.m. Randy Snider seconded and the motion passed 5-0.

The Zoning Commission reviewed the condition recommended by the Licking County Planning Commission and staff. The Zoning Commission approved adding in Section 1802 – Process (d) (3) as follows: "Upon a resolution approving the PRCD preliminary plan application by the Etna Township Board of Trustees, the township shall administratively change the Etna Township Zoning Map by removing the underlying (existing) zoning designation and applying the PRCD district as the zoning classification for the lot of record subject to the approved PRCD application. Within five business days after the Board of Trustees approve the PRCD preliminary plan application; the Board of Trustees shall file the revised map in the office of the County Recorder and in the office of the Licking County Planning Commission.

The Zoning Commission approved adopting the storm water management language as recommended in Section 1806 – Development Standards (F) as follows: Stormwater management should be coordinated within larger developments to reduce the number of retention/detention ponds required. On single site development, stormwater management must meet all applicable standards of NPDES (National Pollutant Discharge Elimination System) Phase II stormwater Program. 1. Retention/detention basins shall be designed to appear natural and not engineered in terms of shape, water level, slope and treatment of the freeboard. Appropriate planting shall be located around the pond to facilitate a natural appearance. The slope of the edge shall continue into the natural water level to provide a shelf and not a steep drop off for safety. Appropriately sized pond aeration/fountain shall be included in all retention ponds. A maintenance plan must be submitted as part of the zoning text and approved by the Board of Trustees. All ponds must be labeled on the plot plans. See Section 1026 Ponds, Lakes, Water Retention/Detention Areas.

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The Zoning Commission approved adding the recommended language from the Licking County Prosecutor's office as presented by Chris Harkness in Section 1806 PRCD Development Standards item CC as follows: **Other Requirements** - Unless specifically supplemented by the standards contained in ~~Article 18, the development shall comply with all the General Development Standards applicable to all zoning districts as set forth in Articles 10, 11 and 12 of the Etna Township Zoning Resolution.~~ All general non-district specific regulations/standards contained within the Etna Township Zoning Resolution shall apply to developments under this Article. However, the specific regulations/standards within this PRCD District shall take precedence over any conflicting regulations/standards contained elsewhere within the Etna Township Zoning Resolution. **DD. Compliance with Final Development Plan** - The development of properties under this Article shall remain in strict compliance with the Final Development Plan, except as modified in accordance with sub-section 1703.D.5 herein.

Dan Bravard moved to recommend to the Board of Trustees to adopt the text amendment to the Zoning Resolution to add Article 18 Planned Residential Conservation District with the following changes. Adopt the Licking County Planning Commission recommendation number 1 adding to Section 1802 B (1)(d) Item 3 and recommendation number 2 regarding storm water management, and secondly, adopt the red text recommendations as suggested by Chris Harkness and add them to Section 1806 PRCD Development Plan Standards CC Other Requirements and DD Compliance with Final Development Plan. Bill Young seconded Motion passed 5-0.

The zoning Commission did not make any changes to the map amendment.

Dan Bravard moved to recommend to the Board of Trustee to approve the PRCD Zoning District overlay map. Randy Snider seconded and the motion passed 5-0. This is the map with the allowable areas = East of Smoke Road and South of I-70/West of Lynns Road classified as Attachment #1.

New Business

A. Zoning Topics from Chris Harkness – Fitness centers into the NAICS Codes to General Business. Swimming Pool fence requirements of 6 feet in Article 10. Some of the homeowner's associations will not permit fences over 4 feet. No change regarding fences at this time. Section 1005 Accessory structures permitting structures in the front yard. Chris Harkness will check with Licking County Prosecutor's office regarding structures in the right-of-way. Chris Harkness discussed difference between the O.R.C. and the Etna Township Zoning Resolution definition of Junk Motor Vehicle. Chris Harkness explained the Junk Motor Vehicle process and nuisance hearings.

Trent Stepp moved to start the text amendment process to remove article 14 and junk motor vehicle definition in Article 2. Dan Bravard seconded and the motion passed 5-0.

Pam Munce moved to start the process to amend article 17. Bill Young seconded and the motion passed 5-0.

Trent Stepp moved to include any other definitions in Article 2 in the amendment process. Pam Munce seconded and the motion passed 5-0.

B. Old Etna Ideas – New business as Item A. on next agenda.

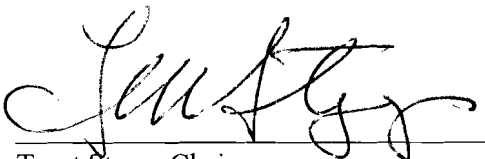
Old Business

Work Session on Article 9 specifically M1, M2, and M3 – As Item A on next agenda.

Public Comments - None

Trent Stepp adjourned the meeting 9:00 p.m.

Approved June 17, 2009 Approved as corrected/amended _____


Trent Stepp, Chairman


Laura Brown, clerk