

# RECORD OF PROCEEDINGS

Etna Township Zoning Commission

Minutes of

Meeting

January 20<sup>th</sup>,

2010

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held \_\_\_\_\_ 20 \_\_\_\_\_

The Zoning Commission met in the Etna Township Community Center on January 20<sup>th</sup>, 2010 for the purpose of conducting a regular meeting. The meeting was recorded for the township record. The meeting was called to order at 7:02 p.m. by Chairman Stepp with the following members present: Randy Snider, Bryan Herd, Trent Stepp, Bill Young, and Pam Munce. For the record alternate Mike Kerner is present. The Pledge of Allegiance was recited.

Chairman Stepp added Item B. under New Business discussion of signs.

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

### **Announcements & Comments –**

The Zoning Commission welcomed new member Bryan Herd.

Randy Snider moved to waive the public reading and to approve the minutes from the January 6<sup>th</sup>, 2010 meeting. Bill Young seconded and the motion passed without objection.

Bill Young provided the board with an update from the Comprehensive Planning Commission meeting. Chris Harkness stated the Comprehensive Planning Commission may want to have a joint meeting with Peggy Hall. If not a joint meeting the Comprehensive Planning members will be notified if they would like to attend.

### **New Business**

Chairman Stepp opened the floor for nominations to elect a vice-chairperson. Randy Snider nominated Bill Young. Roll call: Randy Snider, Bill Young; Bryan Herd, Bill Young; Trent Stepp, Bill Young; Bill Young; Bill Young; and Pam Munce, Bill Young. Bill Young was elected to Vice Chairperson.

Bill Young will contact Peggy Hall regarding the Agriculture/Rural Residential.

### **New Business**

Chris Harkness had an interpretation questions regarding billboards and outdoor advertising displays. The question arose from an inquiry regarding installing a sign on a garage door along State Route 310. The interpretation question was regarding Section 1206 b and c. The general consensus of the Zoning Commission was for Section 1206 b that the proposed sign would be within 1000 feet of an outdoor advertising display at the southwest corner of SR 310 and US 40. Also the commission agreed that the proposed sign would not be considered exempt under Section 1206 c.

### **Old Business**

NAICS Code: The Zoning Commission had an informal work session regarding the NAICS Codes. Trent Stepp discussed the topics of Agriculture and Rural Residential along with the possibility of new districts in the township. While Chris Harkness will in attendance the Zoning Commission clarified a couple topics with him. The Zoning Commission discussed the single family dwellings in several districts under conditional use. They discussed what would happen if the Zoning Commission recommended removing this from Article 9. Chris Harkness explained that if they remove this from the conditional use sections then the residential property in the commercial districts will remain a non-conforming use. The Zoning Commission will remove this from the conditional use sections.

The Zoning Commission discussed how to proceed regarding the Agriculture and Rural Residential districts. The Zoning Commission will work on completing the Article 9 and then keep working on the Agriculture and Rural Residential. Bill Young will start working on splitting the districts.

### **Public Comments –**

Gil Guttentag 70 Runkle Drive discussed the property that abuts Cumberland Trail in which a developer is going to ask for Mixed Use Planned Unit Development zoning. He asked what the benefits to the residents in regards to this Planned Unit Development zoning. He asked about the phases of the process regarding text form and the stage to approve the drawings. He has a complaint regarding the buffering sections in the Zoning Resolution. He used the buffering between the Pataskala Bank and the residents.

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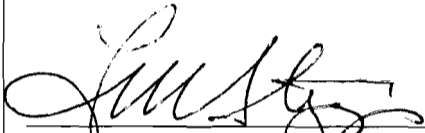
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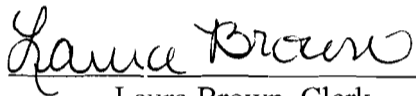
Chairman Stepp explained the process of drafting the Planned Unit Development text that was worked on for over a six year period of time. He stated that the Buffering Text is a new section and is more restrictive then the previous section. Chris Harkness explained the different types of Planned Unit Developments and the strengths of these developments. Chairman Stepp explained the differences between straight zoning and the mixed use planned unit development zoning. The developer will have to submit the text and the preliminary plan at the same. Chairman Stepp and Chris Harkness explained in more detail the process and requirements for the Mixed Use Planned Unit Development.

Trustee Randy Foor announced the joint meeting with the boards has been changed to March 2<sup>nd</sup>, 2010.

Trent Stepp adjourned at 9:15 p.m.

Approved 2/17/10 Approved as corrected/amended \_\_\_\_\_

  
Trent Stepp, Chairman

  
Laura Brown, Clerk