

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held February 16<sup>th</sup>, 2011

The Etna Township Zoning Commission met on February 16, 2011 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was audio recorded for the township records. The meeting was called to order at 7:02 p.m. by Chairman Stepp. The Pledge of Allegiance was recited. Roll call showed the following members present: Randy Snider, Freddie Latella, Trent Stepp, Bill Young, Robert Essex, and clerk Laura Brown. For the record alternate Mike Kerner was in attendance.

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

**Zoning Commission Announcements and Comments**

Bill Young discussed the last Comprehensive Planning Committee meeting. The next meeting is Tuesday, March 8<sup>th</sup> at 6:00 p.m.

Randy Snider and Mike Kerner attended the Etna aquifer citizens meeting. The meeting was very informative.

Mike Kerner discussed two concerns with the Planned Mixed Unit Development. He has concerns with the porches and terraces. The definitions and the text contradict each other in the Zoning Resolutions. It is in the dwelling bulk text in R-2. He also has concerns with the age restriction residences. There is no mention of what the age restriction is going to be.

Bill Young moved to waive the public reading and to approve the minutes from the February 2<sup>nd</sup>, 2011 meeting. The motion was seconded by Freddie Latella and passed without objection.

**Old Business**

The Zoning Commission discussed the active rezoning for JBW Properties. The commission discussed the age restriction text and the NAICS codes that will apply in this area. The Zoning Commission would like deed restriction text in the preliminary plan and no age restriction text in the Zoning Text. They would like clarification on what the age is for the restriction. Chairman Stepp will get verification with Eric Fox with the Licking County Prosecutor's Office regarding the deed restriction text options.

The square footage regarding the terrace and the porch was discussed. In the zoning resolution it is common to exclude these areas and in the definition section under livable area it excludes them but in the other square footage definitions includes these areas. Have the minimum livable floor space defined. The Zoning Commission would be favorable to 1,000 to 1,200 bulk square footage minimums.

The Zoning Commission would like the 4 dwelling units per acre clarified in the text rather than just "units".

The Zoning Commission discussed the public versus private streets. With the public roads they will meet a certain specification and the roads will be maintained. There could be storm water run-off if the development does not have gutters. The Zoning Commission will address the private streets or public streets with Connie Klema. The roads will have to meet Licking County's specifications.

The Zoning Commission would like clarification on the walking paths or sidewalks going in front of each house.

The Zoning Commission discussed the connection between this development and Runkle Drive. This could possibly be a pedestrian access and/or emergency vehicles and the Zoning Commission feels that, at a minimum, the pedestrian circulation system consider future pedestrian connections to Cumberland Trail via this reserve space. It is of the opinion of the Zoning Commission that this should not be turned into a public road.

Chairman Stepp adjourned the meeting at 9:06 p.m.

Approved March 2, 2011

Approved as corrected/amended \_\_\_\_\_

Laura Brown  
Laura Brown, Clerk

Trent Stepp  
Trent Stepp, Chairman