

RECORD OF PROCEEDINGS

Minutes of

Meeting

Etna Township Zoning Commission

DAYTON LEGAL BLANK, INC., FORM NO. 10148

December 20,

2016

Held _____ 20 _____

The Etna Township Zoning Commission met on December 20, 2016 in the Etna Township Administration Building for the purpose of conducting a special meeting. The meeting was audio recorded for the township records. The meeting was called to order at 6:01 p.m. by Chairman Painter. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre, Mark Painter, Lisa Loudenslager, Josh DiYanni, and clerk Laura Brown. Dave Olson was excused.

Lisa Loudenslager moved to adopt the agenda. The motion was seconded by Litichia McIntyre and passed without objection.

Public Hearing

Mark Painter re-opened the public hearing for the Zoning Amendment AM-16-02 submitted by A.D. Farrow East for Hazelton-Etna Road North of I70, Parcel #010-017460-01.000, 13.836 acres. The applicant is requesting a rezoning from Accommodation Business District (AB) to Planned Mixed Use Development District (PMUD) that was recessed on December 13, 2016.

Steve Cuckler and Bob Althoff with A.D. Farrow were present for questions.

The Zoning Commission reviewed the revised text provided by the applicant. On page six it was agreed to remove the use "elementary and secondary schools" under Educational Services. On page seven the uses under General Business "retail trade, recreational vehicle dealers, boat dealers, automotive parts and accessories stores, and tire dealers" will be removed. On page eight the uses "nursery, garden center, and farm stores; supermartkets and other grocery (except convenience stores; gasoline stations with convenience stores; and other gasoline station" will be removed. On page nine the uses "lessors of miniwarehouses and self-storage units; and truck, utility trailer, and recreational vehicle rental and leasing" will be removed. On page twelve under "Building Design, Scale and Access" the first part of the paragraph will remain up to the sentence that begins with deed restrictions.

On page fourteen under the signage the Zoning Commission discussed the different signs in regards to digital, led and projected signage. The commission had concerns with them being a distraction with the traffic on S.R. 310 and the setback requirements for the sign. The Ohio Department of Transportation (O.D.O.T.) will have restrictions the applicant will have to follow. The applicant discussed a projected sign onto the water tower. The Zoning Commission would support the new technology of projection signage. The Zoning Commission did not feel they could approve the signage on a Final Development Plan. The applicant requested the Zoning Commission take action this evening and not recess to research the signage concerns. The Zoning Commission removed the wording "Digital, LED, and projected signage is permitted." This will be addressed at the Trustees public hearing by the applicant.

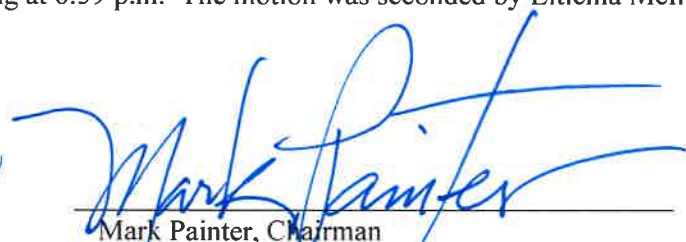
Josh DiYanni moved to close the public hearing at 6:45 p.m. The motion was seconded by Litichia McIntyre and passed without objection.

Mark Painter moved to recommend to the Board of Trustees to approve Zoning Map and Text Amendment, as agreed to and modified on December 20, 2016, AM-16-01 submitted by A.D. Farrow East for Hazelton-Etna Road North of I70, Parcel #010-017460-01.000, 13.836 acres to a Planned Mixed-use Development District (PMUD). The commission is in favor of new technologies and innovation in projected LED lighting and encourages the inclusion there of upon inclusion of appropriation language by the Trustees. The motion was seconded by Litichia McIntyre and passed by unanimous affirmative vote.

Mark Painter moved to recommend to the Board of Trustees approval of the proposed Preliminary Development Plan submitted by A.D. Farrow East for Hazelton-Etna Road North of I70, Parcel #010-017460-01.000, 13.836 acres. The motion was seconded by Lisa Loudenslager and passed by unanimous affirmative vote.

Josh DiYanni moved to adjourn the meeting at 6:59 p.m. The motion was seconded by Litichia McIntyre and passed without objection.


Laura Brown, Clerk


Mark Painter, Chairman