

DAYTON LEGAL BLANK, INC. FORM NO. 10148

June 9,

2020

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

The Etna Township Zoning Commission met on June 9, 2020 in the Etna Township Administration Building for the purpose of conducting a regular meeting. The meeting was called to order at 6:02 p.m. by Chairman DiYanni. The Pledge of Allegiance was recited. Roll call showed the following members present: Litichia McIntyre, Dave Olson, Josh DiYanni, Roger Hayes, and clerk Laura Brown. Aleshia Zacher was excused.

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

**Zoning Commission Announcements and Comments –**  
Chairman DiYanni reviewed the Public Hearing requirements.

**Minutes**

Dave Olson moved to waive the public reading and to approve the March 10, 2020 minutes. The motion was seconded by Litichia McIntyre. Roll call: Litichia McIntyre, yes; Josh DiYanni, yes; Roger Hayes; abstain, and Dave Olson, yes.

**Public Hearing**

Chairman DiYanni opened the public hearing that was recessed on March 10, 2020 for application AM-20-02 for Zoning Map and Text Amendments submitted by Ron Sabatino for parcel 010-018102-00.000 to rezone from Agricultural District (AG) to Planned Mixed-Use Development District (PMUD). The parcel is located on Refugee Road East of SR310 and West of Smoke Road.

John Singleton, Zoning Inspector, presented a written staff report. The proposed plan is for one hundred and eighty-one homes with a minimum lot width of 52', depth of 120', 25' front and rear yard setbacks, and 5' side yard setbacks, and a maximum building height of 35'. The proposal indicates a minimum of approximately 37% open space and 2.58 units per net developable acre for the residential portions of the development and recreational areas. The minimum dwelling bulks should also state: Dwellings shall have a minimum area of 1,400 square feet in Zones 1 and 2, or 1,600 square feet in Zone 3 of living space outside dimensions, exclusive of porches, garages, and cellars or basements.

John Singleton stated that Mr. Sabatino has submitted a change in requested side yard setbacks from 5' to 7' allowing encroachments for the A/C and egress wells. The smallest setback distance allowed in the Zoning Resolution in any zoning district (PRD-2) is 7/5', allowing up to 3' encroachments for the A/C units which is comparable.

RJ Sabatino with T & R Properties discussed the side yard setbacks and The International Building and Fire Standards. This is a trend in communities to have the tighter side yard setbacks.

Ron Sabatino with T&R Properties provided a sample of the types of homes that are being proposed for this development.

The Zoning Commission, Zoning Inspector, and the applicant discussed the minimum side yard setbacks.

**Public Comments**

David Kauff of 447 Heather Hill Road own property on Refugee Road across from the proposed development. Mr. Kauff discussed property rights, taxes, and whether hunting would still be permitted on his property.

Bruce Hennick of 133 Reader Court requested a buffer of trees between Cameron Chase and the new development. He is still concerned with lighting and traffic.

PiFeng Kauff of 447 Heather Hill Road discussed flooding issues in the area.

Litichia McIntyre moved to close the public hearing at 6:24 p.m. The motion was seconded by Dave Olson and passed by unanimous affirmative vote.

Josh DiYanni moved to recommend to the Board of Trustees to approve AM-20-02 Zoning Map and Zoning Text Amendments dated March 11, 2020 submitted by Ron Sabatino for parcel 010-018102-00.000 to rezone from Agricultural District (AG) to Planned Mixed-Use Development District (PMUD). The parcel is located on Refugee Road East of SR310 and West of Smoke Road with the condition that the side exteriors of the homes be masonry or some less combustible material then what is typically used.

# RECORD OF PROCEEDINGS

0219

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

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The motion was seconded by Roger Hayes and passed by unanimous affirmative vote.

**Old Business - none**

**New Business - none**

**Public Comments - none**

Roger Hayes moved to adjourn at 6:31 p.m. The motion was seconded by Dave Olson and passed without objection.



Laura Brown, Clerk



Josh DiYanni, Chairman