

RECORD OF PROCEEDINGS

Minutes of

Etna Township Zoning Commission

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

October 1st,

2008

PHeld
Article 9

20

The Etna Township Zoning Commission met in the Etna Township Hall on October 1st, 2008 for the purpose of conducting a regular meeting. The meeting was audio taped for the township records. The meeting was called to order at 7:10 p.m. by Chairman Stepp with the following members present: Dan Bravard, Randy Snider, Pam Munce, Trent Stepp, Jim VanDyne, and Clerk Laura Brown. Alternate members Mike Kerner and Bill Young were present. The pledge of allegiance was recited.

Jim VanDyne moved that we adopt the agenda. Randy Snider seconded and the motion passed without objection.

Zoning Commission Announcements and Comments

Jim VanDyne's term expires this year and he is not interested in reappointment. The article on signs will be started after Article - 9.

Jim VanDyne moved to waive the public reading and to approve the minutes from the September 17th, 2008 meeting. Randy Snider seconded and the motion passed without objection.

Planned Unit Development Text -

Dan Bravard moved to start the process on the text amendment to Article - 17 Planned Residential Districts (PRD-1 and PRD-2) and forward to the Licking County Planning Commission. Jim VanDyne seconded and the motion passed 5-0.

Dan Bravard moved to start the process on the text amendment to Article - 18 Planned Residential Conservation District (PRCD) and forward to the Licking County Planning Commission. Randy Snider seconded. Discussion: The entire township will be included in the zoning district map for the PRCD as part of this amendment. The motion passed 5-0.

Dan Bravard moved to start the process on the text amendment to Article - 19 Planned Commercial Development District - Type B and forward to the Licking County Planning Commission. Pam Munce seconded and the motion passed 5-0.

The Zoning Commission reviewed the definitions with the following recommendations. Under the Multi-Family definition change four to three on the dwelling units. The word "unit" will be added after dwelling in detached single family, two-family, and multi-family definitions. In the Clear Sight Triangle definition Figure 16A will be added and under Lot Types definition Figures 16B and 16C will be added.

Connie Klema discussed the definition "Beginning of Construction" and has used this definition in litigation before. This is an important definition when determining if someone has vested rights. Connie Klema addressed the definition of "Density" and the definition is applied to residential not commercial.

In the density definition the word "residential" will be added after density. A definition for commercial density was added as follows: Density, commercial: Total area occupied by structures exclusive of parking areas. In the definition of existing features the word "published" will be changed to "provided". The Manufactured Home Park will be changed to Mobile Home Park. The definition for open space will be changed to "See improved common open space or natural open space" for the first sentence. The second sentence will remain the same. In the definition of yard the word "open" will be deleted. In the definition of setback line the sentence will end at yard and the balance of the sentence will be deleted.

Dan Bravard moved to start the process on the text amendment with recommended changes to Article - 2 Definitions and forward to the Licking County Planning Commission. Pam Munce seconded and the motion passed 5-0.

Article - 9 - Next meeting.


Public Comments - None

Dan Bravard moved to adjourn at 9:22 p.m. Pam Munce seconded and the motion passed without objection.

Approved Oct 15th 2008

Approved as corrected/amended _____


Trent Stepp, Chairman


Laura Brown, Clerk