

## **Granville Township Zoning Commission**

January 19, 2015

### **Public Meeting**

#### Minutes

Present: Commissioners Vince Paumier, Steve Brown, Judy Preston, and Susan Walker and Chairman Rob Schaadt, and Recording Secretary Betsey Hampton

Guests: John Owens, 3920 North St., Granville, Ohio  
Aaron Van Ostran, 59 Grant St. Newark, Ohio  
Samuel Eppley, 532 Santa Barbara Dr. Pataskala, Ohio  
John Hinderer, 3789 North St., Granville, Ohio  
Keith Wills, 105 Spring View St., Granville, Ohio  
Tim Hughes, 630 Newark Granville Rd., Granville, Ohio  
Jeff Brown, Superintendent Granville Village Schools

I. Chairman Schaadt opened the meeting at 7:00 p.m., followed by roll call.

II. Swearing in/ Affirming of Public:

It was not necessary to swear in the public.

III. Approval of January 5, 2015, meeting minutes:

Commissioner Preston made a motion to approve the January 5, 2015, minutes as amended. Chairman Schaadt seconded the motion and the minutes were approved as amended.

IV. Public Comments:

There were no public comments.

V. Announcements of Chairman:

Chairman Schaadt thanked Commissioner Preston for her work and thanked Commissioners Paumier and Brown for meeting with the Licking County Engineer's office.

Chairman Schaadt welcomed Commissioner Susan Walker. Commissioner Walker provided a brief biography of herself.

Chairman Schaadt reported he met with Keith Lonzo, the new alternate, and provided him with a copy of the Township Zoning Resolution.

Chairman Schaadt announced Public Hearings will be held on February 2, 2015, for the proposed text amendments and for the Olde Park PUD. The first Public Hearing will be held at 7:00 p.m. After the first Public Hearing is closed, the Zoning Commission will reopen to its regular meeting and may choose to vote or may choose not to vote at that time. The second Public Hearing will then be held. After the second Public Hearing is closed, the Zoning Commission will again re-open the

regular meeting. The Zoning Commission will have 30 days after the Public Hearing is held to vote either subject. Chairman Schaadt recommended the Olde Park PUD hearing be held first and the hearing for the proposed text amendment concerning artisan businesses be held second. Notice to property owners within 500 feet of the PUD will need to be mailed notice of the Public Hearing. The text amendment notice does not require notification of neighbors as it is a change to the Zoning Resolution. Recording Secretary Hampton will work with FO Miller to ensure the legal notices are placed in the newspaper, will place the required copies at the Granville Public Library, and will mail notices to property owners within 500 feet of the proposed Olde Park PUD. She will mail the notices by regular mail and will obtain certificates of mailing from the post office.

The deadline for the mailing and public notice in the newspaper is January 23, 2015.

#### VI. Announcements of Commission Members:

##### Denison Solar Panel Arrays:

Commissioner Paumier questioned the status of the proposed Denison Solar Panel Arrays. Chairman Schaadt reported he spoke to Trustee Schott concerning this issue. Trustee Schott advised Chairman Schaadt Denison approached the Trustees concerning solar arrays within the Township. Trustee Schott advised Chairman Schaadt Denison believes there is already language in place to allow the solar arrays however, Assistant Prosecuting Attorney (APA) Lecklider does not and a conditional use would need to be created to allow for solar arrays. There was further discussion concerning this issue. Chairman Schaadt reported Trustee Schott advised him the Denison attorneys will contact APA Lecklider for review of their findings to determine if he agrees. If APA Lecklider does not agree with Denison's attorneys, the issue will come to the Township Zoning Commission.

Chairman Schaadt reported APA Lecklider originally suggested a conditional use amendment. Chairman Schaadt suggested if a new conditional use is required, Denison should apply for the conditional use amendment and provide the text language it wishes the Zoning Commission to approve. There was further discussion.

#### VII. Old Business:

##### 7:10 p.m. Olde Park Subdivision:

Commissioner Paumier reported he and Commissioner Brown reported met Bill Lozier, Licking County Engineer, Ty Yoho, and four county engineers to discuss the proposed Olde Park Subdivision. The traffic study and the fact ODOT did not require deceleration or turn lanes was discussed at the meeting. Commissioner Paumier stated the Zoning Commission is primarily reviewing Section 912.9 item 6 of the Township Zoning Resolution, "That the proposed development will not create overcrowding and/or traffic hazards on existing roads and/or intersections."

Commissioner Paumier commented Mr. Lozier reported ODOT did not communicate with the Licking County Engineer's office concerning this issue. Commissioner Paumier discussed it was his impression the Engineer's office is concerned with the traffic on SR 37 and at one time it was

rated high for traffic crashes, and concerned about another subdivision. Commissioner Paumier reported the latest subdivision plans were reviewed with the engineers.

The Commissioners reviewed and discussed the proposed PUD plans. Commissioner Paumier indicated a location where a left turn is not allowed. If someone traveling north on SR 37 wants to turn into the West side of the subdivision, they will need to turn right into the east side of the subdivision, turn around, and then cross SR 37 to enter the West side. It was discussed the traffic study the developers used may have been dated. Commissioner Brown stated the engineers wanted an updated traffic study based on the new criteria and updated map. Commissioner Brown reported the engineer's concern is there should also be a left turn lane. There was further discussion concerning this issue. Commissioner Paumier reported the engineer's office wants to discuss this issue with people who are out of town, and requested a delay in the approval of the subdivision until ODOT engineers are able to meet with the Licking County engineers. The map of the proposed subdivision was reviewed by the Commissioners and Superintendent Jeff Brown, Granville Village Schools. Superintendent Brown reported school buses would only enter the proposed subdivision by making right turns, not turning left or crossing traffic. The school's concern is with line of sight as the buses which turn onto SR 37 take time to accelerate. Superintendent Brown reported he is comfortable with the proposed deceleration lanes. It was discussed the Public Hearing may still be held on February 2, 2015, but the vote may be delayed if the Zoning Commission does not have enough information.

Chairman Schaadt reported notes from the Licking County Technical Review Committee stated there may not be enough horizontal site distance at the east development intersection. Chairman Schaadt commented the Licking County Technical Review Committee is also asking for sidewalks as the PUD is within a certain distance of quasi-public land. There was further discussion concerning sidewalks, open space, PUD approval timeline, etc.

Chairman Schaadt reported a loan commitment was received from the Olde Park developers. There was discussion concerning whether Ty Yoho would review the cost estimates, etc. which were submitted. There was discussion concerning whether enough detail was included.

Chairman Schaadt reported on Monday, January 26, 2015, the Licking County Planning Commission will meet. Brad Mercer will send Chairman Schaadt a copy of his recommendations to the Licking County Planning Commission. Chairman Schaadt reported he will receive an e-mail on January 27, 2015, of the Licking County Planning Commission's findings.

The Olde Park PUD discussion ended at 7:30 p.m. Commissioner Paumier excused himself from the meeting at this time.

#### VIII. New Business:

Work Session: Sycamore Ridge PUD:

7:31 p.m.: Chairman Schaadt reported he received a call from Keith Wills who informed him he is in contract with acreage located on North St. and Chairman Schaadt offered to conduct a work

session with Mr. Wills concerning a proposed PUD. No votes will be taken or decisions made, the work session will be informational. Chairman Schaadt invited Superintendent Brown to attend the work session.

Mr. Wills, Sam Eppley, Project Engineer, Jobes Henderson and Associates, and Aaron Van Ostran, Planning and Environmental Services Engineer, Jobes Henderson and Associates, presented a map and information concerning a proposed PUD at the North Street property, and answered questions. The tentative name for the PUD is Sycamore Ridge and it would be located on a 56 acre parcel with an existing farm house. There would be an initial lot split of five acres where the farm house is located. The remaining property would be a PUD. The western part of the parcel would be protected and is wooded and streambed. A buffer would be created on the north and south sides. The open spaces would be contiguous. The proposed PUD would have 12 lots and they will be asking for the 15% density bonus. The lot size will be 1.7 to 2+ acres. The amount of open space will be approximately 55%.

Mr. Wills reported Mr. Eppley and Mr. Van Ostran have had initial contact with the Ohio Department of Transportation (ODOT) concerning safety and the turn onto SR 661. There was discussion concerning the lot split and the existing farm house. There will be deed restrictions placed on the existing house such as no livestock, etc.

Mr. Wills provided the Commissioners with a packet of information concerning his business and the proposed PUD. There was discussion concerning the information and the Commissioners asked questions such as Health Department requirements, wells, soil testing, layout of the subdivision, etc.

Mr. Wills reported his construction company, Dick Wills Construction Inc., will build all the homes in the proposed PUD and will have control. The layout of the subdivision was discussed. Mr. Wills advised he is open to which cul-de-sac design is preferred by Granville Roads District Superintendent Binckley and Fire Chief Hussey. Commissioner Schaadt reported Superintendent Binckley sent an e-mail stating he is in favor of cul-de-sac design without vegetation in the center or a tear drop design. There was further discussion concerning this issue. Commissioner Schaadt reported concerning an e-mail he received from Chief Hussey which stated in part that this portion of North Street does not have a significant history of crashes, possibly due to visibility but other areas of SR 661 have had crashes due to hills, curves, poor sight distance, etc.

Mr. Eppley presented and explained information concerning sight distance. Mr. Eppley discussed two factors include how quickly a car can enter the road, and what the sight distance is at the entrance. Mr. Eppley reported he used ODOT's time for a single unit truck to enter the highway to see if a school bus would be able to enter the highway at the proposed location. They also used the eye height for a standard vehicle to determine the sight distance. There was discussion concerning the information presented.

Mr. Wills reported an existing gas well on the property will be plugged.

Mr. John Hinderer, a neighbor to the south of the property questioned what would be the size of the homes built on the property. Mr. Wills responded the homes will be between \$475,000 to \$650,000 and a minimum of 2,000 square feet. Mr. Hinderer reported he was required to have 500 feet of sight distance when he installed his driveway and discussed the traffic on SR 661.

Chairman Schaadt reported the Commissioners are very concerned with safety and rely on Fire Chief Hussey, ODOT, Licking County Engineer's office, etc. to advise what is safe and what is required. Mr. Wills discussed there is currently a school bus stop at the existing house on SR 661, but the driveway will be relocated to the PUD road so there will not be a school bus stop at the SR 661 location. There was further discussion concerning traffic and accidents on SR 661.

Mr. John Owens reported he owns the family property across the street from the proposed PUD. Mr. Owens discussed managing risk and safety. Mr. Owens requested a traffic study be conducted over a period of time and discussed there are bicycles which use SR 661, motorcycles, milk trucks, RVs, etc. Mr. Owens commented traffic in February on SR 661 is much different than the traffic in the summer.

Mr. Wills reported the deadline is January 28, 2015, for the Licking County Planning Commission's Technical Review Committee's February meeting. Chairman Schaadt reported if Mr. Wills moves forward with an application to the Granville Township Zoning Commission, he would prefer they first proceed through the Technical Review Committee. Chairman Schaadt advised as soon as an application is submitted to the Granville Township Zoning Commission, a timeline must be followed which includes conforming with the Licking County Subdivision Regulations. After an application is submitted, the Township Zoning Committee must hold a Public Hearing not less than 20 days after and within 40 days after the receipt of the application. After the Public Hearing takes place, the Zoning Commission has up to 30 days to either approve the PUD, approve with conditions, or deny the PUD. There was further discussion concerning the timeline, requirements such as cost estimates, what the Commissioner's would like to see before granting the density bonus, etc.

Chairman Schaadt questioned Superintendent Brown concerning the effect of the proposed PUD on school enrollment. Superintendent Brown reported currently, lower enrollment negatively impacts school funding. Superintendent Brown reported the district is currently down 300 students and a small subdivision will not impact enrollment the way a large subdivision would. The needed cost of a home to generate the tax dollars required to educate one child was discussed.

There was discussion that if the density bonus is not granted, there would be fewer lots, and to be able to sell them at a higher cost, they would be larger. If the lots are made larger, the amount of open space would be reduced closer to 50%. The open space would be deeded to and managed by the home owner's association. Commissioner Preston questioned if something would be included in the restrictions stating the open space would be required to remain in a natural state as a protection to the neighbors. Mr. Wills agreed this should be done.

The Licking County Planning Commission and Technical Review Committee processes, soil and water studies, ODOT studies, open space requirements, lot sizes, styles of the homes to be built, deed restrictions, setbacks, etc. were discussed.

The proposed PUD work session ended at 8:30 p.m.

The Commissioners discussed the neighbors' concerns and reviewed Section 912 of the Township Zoning Resolution, including Section 912.4 (a), Development Standards.

Olde Park Subdivision Formal Application:

Chairman Schaadt reported the Public Hearing for the Old Park Subdivision will be held first on February 2, 2015. Chairman Schaadt suggested the Commissioners should read Section 912.9, Criteria for Approval of a PUD Development Plan, and read through the list at the Public Hearing and ensure all criteria are met at the Public Hearing. Commissioner Walker read Section 912.10, which states the decision, "shall be based on specific written findings of fact related to each of the decision factors or standards specified in the Granville Township Zoning Resolution." It was discussed after the Public Hearing is concluded the regular meeting may be opened, and the Commissioners could vote, or if they still have any concerns regarding the 13 listed criteria, may table the decision and will have 30 days from the Public Hearing to vote and make a decision.

The Commissioners discussed billing issues. It was decided to send notice of the Public Hearing for the Olde Park Subdivision by regular mail with a certificate of mailing. It was decided to record the Public Hearing. There was discussion concerning record retention. Commissioner Walker recommended retaining recordings of Public Hearings for two years after an issue is closed.

#### VI. Adjournment:

Commissioner Brown made a motion to adjourn at 9:10 p.m. Chairman Schaadt seconded the motion and the meeting was adjourned.

#### Next Meeting:

Public Hearings and regular meeting will take place beginning at 7:00 p.m., February 2, 2015.