

Granville Township Zoning Commission

February 2, 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: Chuck Peterson, Granville Sentinel

John Reese, Black Radish Creamery

Anne Reese, Black Radish Creamery

I. Chairman Schaadt opened the meeting at 8:33 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 19, 2015, meeting minutes:

Chairman Schaadt presented changes to the January 19, 2015, minutes. Commissioner Preston made a motion to approve the January 19, 2015, minutes as amended by Chairman Schaadt. Commissioner Brown seconded the motion and the minutes were approved as amended.

IV. Public Comments:

There were no public comments.

V. Announcements of Chairman:

Chairman Schaadt reported he did not have any additional comments.

VI. Announcements of Commission Members:

There were no Commissioner announcements.

VII. Old Business:

A. Artisan Business/ Recommendations from LCPC Staff Report:

Chairman Schaadt advised the Commission has the opportunity to vote on the conditional use for artisan business text amendment. Chairman Schaadt questioned if the Commissioners wanted to discuss this issue any further or needed more time to make a decision.

B. Vote on Conditional Use.

Commissioner Paumier moved to vote on the proposed text amendment to allow a conditional use for artisan businesses. Commissioner Preston seconded the motion and the motion passed. Commissioner Paumier moved to send the proposed text amendment allowing a conditional use for artisan business to the Granville Township Trustees. Commissioner Preston seconded the motion and the motion was approved with Preston- Yes, Walker- Yes, Paumier-Yes, Schaadt- Yes, and Brown- Yes.

VIII. Old Business:

A. Olde Park PUD/ Remaining Needed Information:

Chairman Schaadt reported he spoke to Assistant Prosecuting Attorney (APA) Lecklider on February 2, 2015, and discussed if it is an issue if the developer does not want to show the contract. APA Lecklider advised the Township needs the developer to prove it has control over the property. Chairman Schaadt reported the Zoning Commission either needs a letter from the property owner stating they are in contract with the developer, or a copy of the contract. Chairman Schaadt reported APA Lecklider advised if the developers do not want all of the terms of the contract made public, they may black out the purchase price. Chairman Schaadt reported once the Zoning Commission has a copy of the contract, it will be public record.

Chairman Schaadt reported a second issue is the cost figures. If the developers do not want to show the cost figures, and prove they have sufficient funds, etc., they may instead provide a financial commitment. The financial commitment would state the applicant's credit, assets, contract, cost estimates for construction, etc., have been reviewed and the borrower has the funds, along with this loan, to build the development. Some cost figures would be required, but not the purchase price. Chairman Schaadt reported APA Lecklider advised the Township Zoning Commission may proceed with the information provided by the developers if the Zoning Commission believe it feasible. There was further discussion concerning this issue and how to determine if the cost figures provided are feasible.

Commissioner Paumier commented the developers are a known entity with experience in building subdivisions and they have previously built subdivisions. Chairman Schaadt commented before the developers receive a loan commitment the banks will review the cost figures. Chairman Schaadt commented the Zoning Commission could look at the tax value of the land to determine the property's value or look at the price from when the home was previously listed for sale. Chairman Schaadt reported he would be comfortable if the Zoning Commission receives a letter from a lender who is willing to go on record and state the developer's credit, assets, purchase contract, etc. are sufficient for the bank to approve the loan for the development.

Commissioner Walker stated she does not have a problem with a loan commitment, but does not think the fact the Zoning Commissioners know the developers should be a part of the criteria as it is only a matter of time before there is a developer the Zoning Commission does not know and the Commission would not be able to seek anything more from the unknown developer than from the known developer. Commissioner Walker commented the Commission will have to review applications fairly so it is not more difficult for a different developer. There was further discussion concerning this issue. It was agreed knowing the developer may be one factor, but should not be the only factor.

There was further discussion concerning the cost figures, land value, etc. Commissioner Walker commented it could be stated in the Commissioner's report the developers are known developers in the area, they provided a loan commitment from a local bank, there is a cost estimate, the Commissioners know the tax value, etc. . It was discussed the bank is the New Bremen Bank which has a branch in Pataskala. Commissioner Walker advised she is going to begin working on the

report. Chairman Schaadt suggested note be added that the Commissioner are relying on the numbers provided to the Zoning Commission. Chairman Schaadt reported he is going to ask the developers for the contract but it will be fine if the developers take out the purchase price. The contract will prove the developers have sufficient control of the property, which is item 8 under Section 912.6 of the Township Zoning Resolution. Commissioner Walker commented the Zoning Commission's finding has to be based on items 1-13 under Section 912.6 of the Township Zoning Resolution and the decision process is under 912.9. There was further open discussion concerning the Zoning Resolution and the Application.

Commissioner Paumier reported he and Commissioner Brown met with the Licking County Engineer's office. Commissioner Paumier reported the Engineer's office has concerns about the way ODOT approved the intersection. Commissioner Paumier commented the Engineer's office went back to ODOT, but it did not appear the County Engineer's was able to do anything with ODOT. Commissioner Paumier reported he invited employees of the Engineer's office to attend the Olde Park PUD Public Hearing, but they did not. There was further discussion and it was decided to ask the developers for a copy of the traffic study and ODOT's report.

The Commissioners reviewed and discussed the Licking County Technical Review Committee report. There was discussion concerning how to obtain statistics concerning crashes on SR 37. Commissioner Paumier reported the Engineer's office was going to have Jerry Newton contact Matt Hill to study crash data in the area more closely. After further discussion, it was decided to ask the developers to provide the Commissioners the crash data and/ or analysis from the Licking County Engineer's office. It was decided to ask the developers to provide all additional information including, a copy of the contract- with or without the purchase price, an updated letter from the lender, the ODOT report, the traffic study, and the Licking County Engineer's crash data and study, and to clarify the CAUV program by February 9, 2015.

IX. Adjournment:

Commissioner Walker made a motion to adjourn the meeting. Commissioner Preston seconded and the meeting was adjourned at 9:35 p.m.