

**Granville Township Zoning Commission**  
March 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

Todd Willis, 18512 West Bank Dr., Millersport

Bryon Reed, 134 Stone Valley Dr., Granville, Ohio

Terry Tackett, 185 Reserve Dr., Granville, Ohio

Herach Nazarian, 2897 Cambria Mill Rd., Granville, Ohio

Catherine Cunningham, 65 East State St. Suite 1800, Columbus, Ohio

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

II. Approval of all Meeting Minutes from Regular Meeting, February 16, 2015:

Commissioner Paumier made a motion to approve the February 16, 2015 meeting minutes. Chairman Schaadt seconded the motion and the minutes were approved.

III. Announcements of Chairman:

Chairman Schaadt reported the Village of Granville will be hearing an appeal concerning the Denison Solar Arrays on Wednesday, March 4, 2015, at 7:30 p.m. Residents who neighbor the proposed site are appealing the decision of Village Council to allow the solar arrays.

IV. Announcements of Commission Members:

There were no new announcements.

V. Public Comments:

There were no public comments.

VI. Old Business- Olde Park PUD:

A. 02/26/2015 Meeting with ODOT, Licking County Engineers, and the Licking County Planning Commission (LCPC):

Chairman Schaadt reported he received an e-mail from Michael Bline with the Licking County Engineer's office, requesting a meeting with ODOT on February 23, 2015. Present at the meeting were Licking County Engineer Bill Lozier and several members of his staff, Licking County Planner Jerry Newton, and Brian Bosch and Ty Thompson, ODOT.

Chairman Schaadt reported during the meeting with ODOT, there was much discussion in the meeting concerning ODOTs approval of the need for no turn lanes and the proposed deceleration

lanes. Chairman Schaadt reported ODOT is standing behind its decision that no left turn lanes are required at the location of the proposed subdivision. Chairman Schaadt reported there was concern from the Licking County Engineer's office regarding the northbound left turn into the west side of the proposed subdivision. Chairman Schaadt reported he received a statement from ODOT confirming their decision not to allow signage stating no left turn is permitted into the west side of the proposed development when traveling north on SR 37 and ODOT will not allow designed construction of an approach which restricts left turn movements in or out of the proposed subdivision based on information they received.

B. Moving forward with no "no left turn signs"/ Possible Reopening of Public Hearing:  
Chairman Schaadt reported Assistant Prosecuting Attorney (APA) Austin Lecklider also attended the meeting and advised the public hearing concerning the proposed subdivision should be re-opened based on the new information as the previous plans submitted and the testimony given by the developer during the public hearing referenced the no left turn signage.

Commissioner Preston commented the only new information from the meeting concerned the northbound left turn. Chairman Schaadt the public hearing concerning the proposed Olde Park Subdivision will need to be re-opened as there will be a new plan. The timeline for public notice was discussed. Chairman Schaadt advised the developers an entire new application will not be required, but there will need to be something submitted correcting the no left turn. Chairman Schaadt questioned if there are any other plans which the developers would like to address, since they are not doing a left turn lane and as they were prohibiting a north bound left turn due to safety reasons, and whether they needed extra time.

Mr. Tackett commented the developers are ready to have the public hearing re-opened, and Mr. Willis commented he has an alternative. Mr. Tackett reported when the developers spoke to ODOT, they were advised they could have signs stating no left turn. Chairman Schaadt reported he did not call the meeting with ODOT and originally called to ensure ODOT would allow deceleration lanes. Chairman Schaadt reported ODOT stated they will allow deceleration lanes.

Commissioner Paumier questioned if the left turn lane restriction is removed, what other steps must be taken before the Granville Township Zoning Commission takes its required action. There was further discussion.

Mr. Tackett questioned Chairman Schaadt whether ODOT reported the proposed intersection was safe. Chairman Schaadt reported ODOT said the sight line requirements were met and they were not requiring turn lanes. Chairman Schaadt reported there was concern at the meeting from other representatives but not from ODOT. There was further discussion.

Mr. Reed commented the deceleration lanes are more important than the turn lane and there was further discussion concerning them. Mr. Reed commented it is difficult for the developers to decide if they should offer anything new as ODOT stated it is safe, and they have already added deceleration lanes. Mr. Reed commented the developers feel confident the entrances are safe. Mr. Tackett commented as ODOT feels the entrances are safe, the developers are unsure where to start and stop.

Commissioner Paumier commented he sees the developer's point, but the Zoning Commission also hears feedback from the community. Mr. Reed questioned if the issue is the access point. Chairman Schaadt reported the concerns of the other representatives at the meeting and stated their biggest concern is the northbound left turn into the proposed subdivision. Mr. Reed questioned if it was the location of the left turn, or just the left turn period which was the issue.

Commissioner Paumier commented the proposed subdivision seems to meet 12 of the 13 criteria, but each commissioner will need to decide if the sixth criteria is met. Commissioner Paumier reported the commissioners are considering public comment, driving the location, etc. The commissioners discussed whether the location of the left turn mattered. There was also discussion concerning the addition of the deceleration lanes, ODOT's sight line requirements for traffic at 55mph and 65 mph, number of homes being built, the possible future addition of a left turn lane, and the possible future lowering of the speed limit. It was discussed future possible changes such as speed limit and left turn lane could not be considered in the current decision to allow the proposed subdivision.

Chairman Schaadt commented he hopes Chief Hussey and Superintendent Brown attend the re-opened public hearing. The developers requested specific statistics concerning accidents. Previously reported information was discussed such as number and location of accidents on SR 37. Commissioner Walker requested the developers bring any information which they think will help the Commissioners make a decision to the re-opened public hearing.

It was discussed the regularly scheduled Zoning Commission meeting would be held on March 16, 2015, and the public hearing could be re-opened on March 23, 2015.

Commissioner Schaadt made a motion to re-open the public hearing regarding the Olde Park PUD application based on new information from Brian Bosch of ODOT that no left turn signage will not be allowed, and due to the contradiction in testimony. Commissioner Walker seconded the motion and it was approved with Walker-Yes, Preston-Yes, Paumier-Yes, Schaadt-Yes, and Brown-Yes.

## VII. Old Business:

### A. Sections 405-406:

It was decided to wait until the proposed PUD applications and hearings are completed before working on changes to Sections 405 and 406 of the Township Zoning Resolution.

### B. Sycamore Ridge PUD:

Chairman Schaadt reported Keith Wills contacted him on March 2, 2015, and reported he is making an application for the proposed Sycamore Ridge PUD on March 3, 2015. A Public Hearing was tentatively scheduled for Tuesday, March 31, 2015. There was discussion concerning the timeline for public notice. The Commissioners preferred legal notice be placed in the Granville Sentinel rather than the Newark Advocate.

Commissioner Walker moved if the Sycamore Ridge application is received by midnight, March 3, 2015, a Public Hearing will be set for March 31, 2015. If the application is not received by

midnight, March 3, 2015, the Public Hearing date will be determined at the next regular meeting on March 16, 2015. Commissioner Brown seconded the motion and it was approved with Walker-Yes, Preston-Yes, Schaadt-Yes, Brown-Yes, and Paumier-Abstaining.

Chairman Schaadt discussed the Zoning Commission has seen most of Mr. Wills PUD application. Mr. Wills has been waiting on a soil test which was unable to be completed due to the harsh weather conditions. Chairman Schaadt reported the Licking County Planning Commission's Technical Review Committee (LCTRC) is meeting on March 23, 2015, to hear an appeal from Mr. Wills. There was further discussion concerning the Sycamore Ridge PUD application process and timeline. There will be two plans (A and B) presented and both plans will be available at the Public Library. It will be known before the public hearing which plan Mr. Willis would like approved. The differences between the plans were discussed.

The Zoning Commission will discuss both PUDs at the next regular Zoning Commission meeting on March 16, 2015.

There was discussion concerning the SR 37 traffic accident statistics ODOT reported in an e-mail to one of the Licking County Engineers. The e-mail was from Brian Bosch, ODOT, to Michael Bline, Licking County. A portion of a prior e-mail from Michael Bline to Brian Bosch stated the crash average is 2.11, which is almost double the state average for this type of roadway. Page 9 of the e-mail from Brian Bosch to Michael Bline stated in a three year period there were 12 crashes on SR 37 between James Rd. and Silver Street. 4 accidents were at James Rd., 3 were at Silver St., 3 were animals, 1 was a rear end collision, and one was a side swiped collision.

#### VIII. Adjournment:

Commissioner Walker made a motion to adjourn at 8:15 p.m. Commissioner Preston seconded and the meeting adjourned at 8:15 p.m.