

Granville Township Zoning Commission

March 16, 2015

Public Meeting

Minutes

Present: Commissioners Vince Paumier, Steve Brown, Judy Preston, and Susan Walker and Chairman Rob Schaadt, and Recording Secretary Betsey Hampton. Commissioner Paumier left the meeting at 8:10 p.m.

Guests: 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

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, March 2, 2015:
Chairman Schaadt reported a correction to the minutes.

Commissioner Paumier made a motion to approve the March 2, 2015 meeting minutes as amended. Commissioner Preston seconded the motion and the minutes were approved.

III. Announcements of Chairman:

Chairman Schaadt reported the Granville Township Trustees held a Public Hearing concerning the proposed conditional use for artisan businesses text amendment on March 11, 2015. After the hearing the Trustees voted to approve the text amendment as presented without any changes. There is a 30 day referendum period after which the amendment is made to the Township Zoning Resolution. John and Anne Reese were advised they may apply for the permit to the Granville Township Board of Zoning Appeals (BZA) for a conditional use variance and the hearing will be held after the referendum period.

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. Updates/ New Plan:

Chairman Schaadt reported at the previous Zoning Commission meeting it was discussed the Public Hearing regarding the proposed Olde Park Subdivision would be re-opened. Chairman Schaadt

reported he met with Bryon Reed on March 6, 2015, and he re-submitted the plans. Chairman Schaadt reported copies were sent to the Commissioners.

It was discussed the new plans have removed the signage restricting left turns from SR 37 into the subdivision, and the entrance point was moved 75 feet to the north. Chairman Schaadt reported his initial concern was if the entrance was moved whether ODOT would approve the location of the new entrance. Chairman Schaadt reported he received a response from Brian Bosch, ODOT, which was forwarded to the Commissioners. Mr. Bosch's response was the ODOT District does not have any issues with the new entrance location and approved the change.

Chairman Schaadt reported he also concerned as the Licking County Technical Review Committee (LCTRC) previously reviewed the initial plans and whether the entrance change would affect their review. Chairman Schaadt reported Brad Mercer, Licking County Planning Office, stated as there is not a change to the internal design impacting lots and the only impact is the alignment there would be no changes to the comments made in the sketch plan. Chairman Schaadt reported he was advised the LCTRC did not need to again review the plans.

Chairman Schaadt reported he dropped a set of plans and the sight distances to the Licking County Engineer's Office but has not heard back from them. Chairman Schaadt reported he would like a response from the Licking County Engineer's Office before Monday, March 23, 2015.

Chairman Schaadt reported the developers provided a copy of the new restrictions and covenants for the proposed subdivision. Chairman Schaadt requested the developers briefly discuss their changes, why they made their changes, and the higher speed limit sight distances study.

Todd Willis explained the developers looked at the concerns with the entrance and how it relates to the northbound left turn. Mr. Willis reported the entrance was moved 75 feet north which will keep the entrance south of the wetlands on the east side. Mr. Willis reported the developers also will run the right turn deceleration lane into the right of way (ROW) in front of the next property. Mr. Willis made sure there was enough ROW. Mr. Willis talked to ODOT and determined the lane will be able to have the full 285 ft. length. Mr. Willis further discussed the changes.

Mr. Willis discussed the sight distance provided to the Commissioners is from ODOT. ODOT states 610 ft. is the required intersection sight distance for a 55 mph area. Mr. Willis used the sight distance required for 70mph traffic as a comparison. It was discussed the sight distance is what is required for the person sitting at the intersection to be able to safely turn into traffic. Mr. Willis reported there will be 805 ft. sight distance when turning right, northbound on SR37 from the proposed Olde Park East Subdivision. Mr. Willis reported he checked the distance in a 3-D model. Mr. Willis reported the intersection has 30 feet more than necessary for traffic traveling 70mph. Mr. Willis reported a right turn going southbound on SR 37 from the proposed Olde Park West subdivision now will have a sight distance of 875 ft. which is 100 ft. more than ODOT requires for traffic traveling 70mph.

Mr. Willis reported stopping time distance is for people on SR 37 and is how far is needed to see to stop if another car is stopped on the road. For traffic traveling 55mph, the stopping time distance is

495 ft. Mr. Willis reported this is based on wet pavement and downgrades are factored in. Mr. Willis reported the stopping time distance is for cars rather than trucks as trucks are higher. There was further discussion concerning the proposed sight distances.

Chairman Schaadt questioned if the stopping distances provided by ODOT take into account the topography of the area. Mr. Willis responded they take into account the topography and consider the pavement is wet.

Commissioner Preston questioned if a car need 495 ft. to stop how much distance is required for a truck to stop as although they sit higher, they take longer to stop. Mr. Willis responded a truck takes slightly longer but did not have an exact number. Mr. Willis reported the stopping distance for cars is the worst case scenario.

Mr. Willis provided accident information he received from ODOT for the area. The ODOT reported indicated there were 12 accidents near that portion of SR 37 during a 3 year period: 4 at the James Rd. intersection, 3 at the Silver St. intersection, 3 deer collisions, 1 rear end collision, and one side swipe collision.

There was discussion concerning the intersection at Silver St. prior to the addition of a left turn lane.

Terry Tackett commented the sight distances for traffic traveling at 70mph were reviewed, but traffic travelling 55 mph is what they are judged by.

Bryon Reed reported the reports were also provided to Superintendent Jeff Brown, Granville Exempted Village Schools, Granville Township Fire Chief Jeff Hussey, and Chuck Peterson, Granville Sentinel. Chairman Schaadt reported Superintendent Brown and Chief Hussey will attend the re-opened Public Hearing.

Commissioner Paumier questioned how if the developers feel about the new plans in comparison with the old plans from a safety and salability points. The developers commented they did not think the salability would be changed a lot. Mr. Reed commented it could be argued the island was bigger which looks better aesthetically. There was further discussion concerning this issue.

Mr. Tackett commented concerning safety the developers took what ODOT said in the beginning that deceleration lanes and turn lanes were not required. Mr. Tackett commented the new plans are much safer.

Mr. Reed reported the developers closed on the property on March 11, 2015, and the sale has been recorded.

Commissioner Preston questioned whether the new proposed entrances will significantly change the landscape plans. There was further review of the maps and discussion concerning the landscape plans, road plans, walking trail, stone structure, open spaces, and covenants. Commissioner Preston commented the covenant states the access buffers will be maintained by the adjacent property owners, and nothing address the adjacent property owners not clearing them. Commissioner

Preston discussed other areas state trees may not be cut down, etc., but there is nothing which states the adjacent property owner cannot clear all the way to the fence line, etc. There was further discussion. Mr. Tackett reported the language can be cleaned up and they will talk to their attorney. Commissioner Preston commented the area should be left natural as it is a buffer.

Chairman Schaadt reported for the next meeting, everything which should be considered will need to be submitted and advised the developers if there is anything they believe will help the Commission reach a decision they should provide it. The developers will be given the opportunity to present at the beginning of the Public Hearing and should formally submit anything they believe helpful. There was further discussion concerning the Public Hearing process. There was discussion whether comments would have a time limit. Chairman Schaadt reported the Zoning Commission may, but is not required to, limit comments.

Chairman Schaadt reported he will provide the developers with the updated costs of mailing and advertising for the re-opened Public Hearing.

B. Prepare for the Public Hearing:

Commissioner Walker reported she will prepare a list of documents the Commissioners would like admitted into the Public Hearing and requested they advise her of any other documents they want added to the list. There was discussion concerning which documents should be assembled for the hearing.

There was further discussion concerning the Public Hearing process, preparing and labeling documents for the hearing, preparation of a written document with findings of fact after the hearing, and the timeline.

VII. Old Business:

A. Denison Solar Array:

Chairman Schaadt reported he attended the Village of Granville meeting concerning the Denison Solar Arrays. Chairman Schaadt reported the Village Council voted to allow the solar array but is requiring 250 ft. setbacks rather than 100 ft. There was discussion concerning the proposed solar array on SR 661. A smaller solar array may be located on SR 661.

Chairman Schaadt reported APA Lecklider spoke to Denison University. If the University comes to the Township Zoning Commission for a text amendment to allow solar arrays, they will create the language they want adopted. Chairman Schaadt reported APA Lecklider backed up Zoning Compliance Officer Binckley's opinion there is nothing in the Granville Township Zoning Resolution which allows solar arrays.

Commissioner Paumier left the meeting at 8:10 p.m.

VIII. Old Business- Sycamore Ridge PUD:

A. Review Application:

Chairman Schaadt reported on Monday, March 23, 2015, the Sycamore Ridge developer will have a hearing concerning his appeal for a variance to be permitted to have cul-de-sac endings for roads

rather than extending the road to the end of the subdivision to allow for possible future expansion. Chairman Schaadt reported if the variance is granted, the Public Hearing may be held on March 31, 2015. If the variance request is denied, the Public Hearing will have to be suspended. Chairman Schaadt reported Brad Mercer advised the TRC report would be invalid and the developer would need to again go through the TRC. There was discussion concerning the design of the road end without a cul-de-sac. Chairman Schaadt discussed school busses, garbage trucks, snowplows, etc. would need to back up at the T-end of the road and it will be a dangerous situation. Chairman Schaadt reported the developer proposed that the T-end to the road go through a wetland area. It was reported Mr. Mercer commented the road could be moved to a different, non-wetland location.

Chairman Schaadt reported county requirement state if there is vacant land next to land being developed, roads are to be extended to the end of the property to avoid having too many separate entrances onto the main roads.

Chairman Schaadt reported he advised the developer if the Public Hearing is suspended, there will be additional filing, advertisement, and public notice costs to schedule a new Public Hearing which will be determined in part by the LCTRC meeting dates. There was further discussion concerning the Licking County Planning Commission and LCTRC meeting and filing dates. If the appeal is denied, the developer will need to submit a new plan to the Licking County Planning Commission, it will then be reviewed by the LCTRC, and then go before the Granville Township Zoning Commission.

Commissioner Preston reported the legal description of the property is incorrect as it has the wrong acreage and the legal description is also wrong on the Auditor's website as the property is not 113 acres. Chairman Schaadt advised the deed may be followed up with the survey which states there are 45 acres in the property.

The Commissioners reviewed and discussed the plans for the proposed subdivision. Commissioner Walker reported she made a list of additional documents needed from the developer prior to the Public Hearing on March 31, 2015. The cost figures were reviewed. It was discussed whether there was evidence the developer is financially able purchase and develop the property. It was discussed if the commissioners should request something from the bank stating the development plans have been reviewed and are committed to loaning enough to complete the development. Chairman Schaadt reported he hoped the developer included was a statement from the bank stating the purchase contract was reviewed and associated costs and the borrower qualifies for a mortgage to complete the project. It was decided to request the developer provide such a statement from his lender.

Chairman Schaadt will request the leech field and soil testing information.

Commissioner Preston commented the developer has not provided a landscape plan for buffers and common areas. Water management plans for the proposed subdivision were discussed. Chairman Schaadt reported there was discussion at the LCTRC they may be required to have additional water retention basins.

Commissioner Preston reported the developer has not noted on the plans the existing building and potential environmental hazards as required in the Township Zoning Resolution, Section 912.6 (13). Commissioner Preston discussed the developer reported there is an open well on the property which will be capped.

Commissioner Brown reported he had a casual conversation with the engineer's office concerning sight distances for the proposed PUD entrance at SR661 and was unofficially advised the engineer's office does not have a problem with the sight distances. Commissioner Brown questioned if the Zoning Commission has hard statistics and information about the sight distances. Commissioner Preston reported the sight distances were discussed at the work session, and Commissioner Walker advised this information is on the list of items being requested from the developers. Commissioner Brown requested an accident study for SR661 from the intersection at Dry Creek Rd. to the intersection at Cambria Mill also be provided. There was discussion concerning the entrances to SR 661 and a temporary drive.

There was further review of the development plans, home styles, home costs, and home sizes.

IX. Set Next Regular Meeting:

The next regular meeting was set for April 6, 2015.

X. Adjournment:

Commissioner Preston made a motion to adjourn at 9:05 p.m. Chairman Schaadt seconded and the meeting adjourned at 9:05 p.m.