

Granville Township Zoning Commission

June 1, 2015

Public Meeting

Minutes

Present: Commissioners: Vince Paumier; Judy Preston; Susan Walker; Chairman Rob Schaadt; Recording Secretary Maggie Barno
Guests: Chuck Peterson, Granville Sentinel
Richard Downs, 4174 Loudon Street NW, Granville, Ohio
Gregg and Alice Parini, 2403 Loudon Street, Granville, Ohio

Chairman Rob Schaadt opened the meeting at 7:00 P.M., followed by roll call. Commissioner Steven Brown was absent.

Approval of minutes from the April 6 and April 20, 2015 regular meetings of the Granville Township Zoning Commission.

Commissioner Walker made a motion to approve the minutes of the April 6 and April 20, 2015, meetings.

Commissioner Preston seconded and the minutes were approved by unanimous vote.

Announcements of Chairman:

Commissioner Schaadt went to the Licking County Planning Commission Board meeting where preliminary approval of Sycamore Ridge was given. Of the meeting, Commissioner Schaadt stated:

Sycamore Ridge was conditionally approved based on two items: they had to get more information from the Licking County engineers on the drainage basin at the end of the cul de sac and the line fence between the property to the south, John Hinderer's. I think what it comes down to is the old-line fence has not been maintained over the years and there are some huge trees along the line. I don't think either party wants to cut down the trees. So it's a matter of establishing where the fence would be and getting an agreement. This matter is on the agenda for further approval at the next Planning Commission meeting.

Commissioner Schaadt talked to Zoning Inspector Travis Binckley last week and the Reeses (Black Radish Creamery) did put in an application for artisan business for the conditional use for the BZA.

Commissioner Schaadt met with Trustee Melanie Schott and Zoning Inspector Travis Binckley a week and a half ago and stated, Travis was asking the Zoning Commission to look at 13 items in the zoning code, (that I sent to all of you), to try to eliminate some grey areas.

Commissioners Schaadt received copies of several emails on solar arrays in the township.

Commissioner Paumier asked if Commissioner Schaadt had heard anything regarding the status of Olde Park sub division. Mr. Schaadt replied he had not heard anything from the Planning Commission about Olde Park.

Announcements of Commission Members

No reports.

Public Comments:

Richard Downs spoke to the Commissioners at length and gave a review of regulations on solar electricity. He stated he is primarily interested in the ability for citizens to use solar electricity for their households. He stated the use of solar electricity is regulated in the state of Ohio and federally as well as by the Public Utilities Commission of Ohio and that regulatory laws have been passed by the Ohio legislature. He stated regulations are also in place through the department of code administration in the national electric code.

Regarding current zoning in the township, Mr. Downs suggested the commissioners consider issuing a permit with a fee for the permit for rooftop solar arrays to make it a matter of public record. At present, there is only a verbal okay through the zoning inspector with no permit needed.

Mr. Downs then spoke to the issue of ground mounts for solar arrays when rooftop arrays are not feasible. He stated he received a permit for a ground mount solar array at the Kaplan property on Hankinson Road from a previous zoning inspector, which was marked in the "other" category.

There was discussion on ground mount arrays.

Commissioner Paumier said he would like to tap into Mr. Downs' expertise and resources and asked Mr. Downs if he would be willing to look at codes from other Ohio townships and provide the commissioners with his comments; maybe working together to get this done. Mr. Downs agreed and said he was working with the city of Newark's zoning department to help them draft some language.

Commissioner Schaadt said if the Zoning Board decided to make changes in the code, it would not be a quick process.

Mr. Downs had the applications and Township FO Jerry Miller stated he would give them to Travis.

Mr. Downs thanked the commissioners.

The commissioners further discussed where/why in the code solar ground arrays are not allowed. Commissioner Walker stated the future would bring new things, such as someone who will want to install a windmill on their property that the commissioners will need to determine how they will fit into the code. Discussion followed regarding new energy uses and how to fit them into the code in the future.

Commissioner Paumier stated he would be an advocate in having a professional look at the code and advise the Board. Commissioner Preston asked to look into the cost of a professional to do this.

Commissioner Schaadt then led the Board to look at the items in the zoning code that Zoning Inspector Travis Binckley asked the Board to review for possible changes. A lengthy discussion followed on the code items Mr. Binckley had asked the Board to review. The Zoning Inspector asked the Zoning Commission for clarification on the following code items:

1. Home Based/ Home Occupation
2. Definition for "Platted Lot"
3. Fees Section 312 (page 31)
4. Section 503- Duties of Zoning Commission
5. Section 508- His / Her -throughout Code as well
6. Section 523 #12
7. Section 524 #10
8. Section 602 #3
9. Section 910 #8
10. Section 912.6 #15
11. Section 1029 Kennels
12. 904 Permitted Uses
13. 905 Permitted Uses

Other items to be look at:

1. Section 405–406 Grandfathering
2. Exclusion of Road Right of Ways being excluded from the 5.00 acre minimal lot sizes
3. Any changes to PUD
4. Solar Energy

Commissioner Paumier again stated he believes a professional is needed and that he would contact the Ohio Township Association regarding this possibility.

Commissioner Schaadt asked the Board to review the items for more discussion at the next meeting.

Next Meeting

The next meeting was set for June 22, 2015.

Commissioner Schaadt moved to adjourn the meeting.
Commissioner Preston seconded and the motion carried.
The meeting adjourned at 8:52 PM.

