

Granville Township Zoning Commission  
June 22, 2015, 7 PM

Minutes of Regular Meeting

Present:

Commissioner Steve Brown

Commissioner Vince Paumier

Commissioner Judy Preston

Commissioner Rob Schaadt

Commissioner Susan Walker

Clerk, Maggie Barno

Guest, Richard Downes 4174 Loudon Street, Granville, OH

Commissioner Rob Schaadt called the meeting to order at 7:04 PM and asked the clerk to call the roll. All Commissioners were present.

Approval of Minutes 6/1/2015

Commissioner Schaadt made amendments to the minutes of 6/1/2015.

Commissioner Paumier made a motion to accept the minutes as amended of the 6/1/2015 meeting.

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

Announcements of Chairman

Commissioner Schaadt reported:

- Talked to Travis Brinkley who said he had the application for the solar array on the Parini Property. Travis is still talking to Austin and the Parinis' and has not yet made a decision.
- Talked to Austin today regarding kennels.
- Seth Patton, of Denison University, contacted me to set a meeting with him and the Denison attorney, Jim Cooper, which is tomorrow, June 23, 2015, regarding the Denison solar array. Attending on behalf of the Zoning Commission will be Trustee Schott, Inspector Travis Binckley, Commissioner Steve Brown, and myself.
- Talked to Trustee Schott who asked if the Commissioners would want to review the notification sent to neighbors when a zoning application is made regarding the 500 feet/contiguous properties. The commissioners then discussed this aspect of the code.

## Announcements of Commission Members

Commissioner Paumier said he had researched, and will continue to research hiring a company to take a look at the Zoning Code. Commissioner Schaadt responded he emailed Brad Mercer to ask if Licking County has experience dealing with other entities, but has not heard back.

## Public Comment

None

## Old Business

### Solar Energy

Richard Downes, solar contractor for the Parinis', made personal comments on his belief of the importance of solar energy arrays being researched and that language on solar energy arrays be clarified in the Zoning Code.

Mr. Downes stated that the Denison array would be a large commercial grid- not comparable to residential arrays- that will be controlled by AEP. He also suggested the Commissioners might want to look at the Hebron Schools large array done by a Tennessee company through a purchase power agreement. The school land is leased to a developer (who financed and built the solar system) that will operate it, be responsible for the maintenance, and sell the electricity back to the schools at a reduced rate. This is a plan that the Granville Schools have been looking at.

The Commissioners discussed the issue of Solar Energy within the township and the Zoning Code. Portions of the discussion included the following:

Commissioner Paumier stated there needs to be a clean up of residential versus agriculture inconsistencies in the Zoning Code.

Commissioner Schaadt conditions need to be placed on accessory structures.

Commissioner Walker stated it is incumbent on us to give this serious thought and deal with solar energy.

Commissioner Schaadt recommended inviting the public to a Zoning Commission meeting to receive input on solar energy. Commissioner Paumier suggested the comments allow 15 minutes for comments on residential solar arrays and 15 minutes for comments on commercial solar arrays.

## His/Her Language

Commissioner Preston reported she had researched the Zoning Code for language including "his/her which included:

5 "his"

6 "him"

6 "moral"

The Commissioners discussed replacing His/Him with neutral terms such as “applicant”, “Trustee”, etc. within the code.

A discussion on “moral vs. general welfare” followed. Commissioner Walker suggested this would be a legal question for Austin to review.

Commissioner Preston said she would redo the search with redlines and possible changes.

### Others

### Kennels

Commissioner Schaadt reported he had a long discussion with Austin regarding kennels. There is a rental house on Newark-Granville Road with 6 dogs and the neighbors complained to Travis. The code says you can have 4 dogs before it is called a “kennel”. Commissioner Schaadt stated Austin said it is not enforceable. Dogs are considered agriculture. If someone has 5 dogs as pets, the code can only address issues of nuisance such as odors or barking. On 5 acres, there is nothing zoning can do.

There was a discussion on kennels. Commissioner Preston asked since this is covered in the Ohio Revised Code do we need regulations?

Commissioner Schaadt asked if the Commissioners wanted him to ask Austin if the kennel section needs to be eliminated and refer to the Ohio Revised Code?

Commissioner Paumier suggested doing a “kennel” search within the code.

### Grandfathering 405/406

The Commissioners discussed the confusion and irregularities on grandfathering language on 405-406-407 issues of non-conforming land, platted, non-platted, lots of record and natural disasters. It was decided to table this discussion to a later meeting.

### Set Next Meeting

The next meeting is July 20, 2015.

Commissioner Walker will take notes in the absence of Clerk, Maggie Barno, and the meeting will be recorded as usual.

### Adjournment

Commissioner Schaadt moved to adjourn the meeting.

Commissioner Preston seconded and the motion carried.

The meeting adjourned at 9:05 PM