

Zoning Commission Meeting
Minutes July 20, 2015

Present:

Commissioner Rob Schaadt, Chair
Commissioner Judy Preston
Commissioner Susan Walker
Commissioner Steve Brown
Commissioner Vince Paumier

Guest

Richard Downes

Commissioner Rob Schaadt called the meeting to order at 7 PM.

Approval of Minutes, June 22, 2015

Commissioner Schaadt moved to approve the minutes as written.
Commissioner Walker seconded the motion.
The motion carried with no objection.

Chair Report by Commissioner Schaadt

1. Attended a meeting, requested by Denison University, to discuss solar arrays. In attendance were Zoning Commissioners Schaadt and Brown, Granville Trustee Melanie Schott, Zoning Superintendent Travis Binckley, Denison Vice President Seth Patton, and Denison Attorney Jim Cooper. Discussion points were:

- Discussed if the Zoning Code allowed solar arrays (it presently does not)
- Discussed the possibility of Jim Cooper and Assistant County Prosecutor Austin Lecklider crafting language to allow solar arrays for private/public schools (the Commissioners would not be working on the language)
- Denison hopes to apply with proposed new text (possibly in September)
- Commissioner Schaadt stated December 16, 2016, is the final date for Denison to have everything in place to receive tax credits

2. Received a call from Granville Realtor, Patti Urbatis, regarding the Middleton Property that is for sale on Columbus Road:

- Does the code allow the property to be multi family?
- Commissioner Schaadt told Ms. Urbatis multi family is not permitted (nothing in R1 permits it) and she would need to propose language within the code and a map amendment

Public Comment

Richard Downes had questions regarding the process of making zoning applications for solar arrays.

After discussion, Mr. Downes stated he trusts the Commissioners to move ahead in the democratic process to make text amendments regarding solar arrays.

Old Business

Solar Arrays

Commissioners Brown and Paumier have been researching language on solar arrays in other Ohio Townships.

Commissioner Schaadt asked if in their research they have found solar arrays to be conditional use or permitted use within zoning?

Commissioners Paumier and Brown stated their research found conditional use.

There was discussion on the following points regarding solar arrays:

- Address definitions and build background in the code; commercial vs. residential
- Protecting rural vistas
- Limitations to size of arrays
- Agricultural District vs. Residential District
- Lot size
- Decommission Language
- Include BZA

Regarding the Community Meeting for Input on Solar Arrays, Commissioners Paumier and Brown will meet to create talking points for the Community Meeting and will send to the commissioners for their input before finalizing. Commissioner Schaadt stated the community should know what the Commissioners have done so far regarding solar and include examples from other townships.

The Meeting for Community Input on Solar Arrays is September 21, 2015.

Zoning Code Language Changes

His/Her Language

Commissioner Preston made changes within the code to third person.

Morals

Commissioner Schaadt stated he spoke to the Prosecutor, who said there is plenty of case law and he has no problems to keep the morals language as is; however, if

morals language is changed, look at RC519.02 (General Welfare; Public Health and Safety).

Discussion followed and it was decided to not take action to make changes at this time.

Grandfathering

Regarding 406.1, non-conforming lot size: Commissioner Schaadt will have further discussion with Travis Binckley and Assistant County Prosecutor Austin Lecklider.
406.2: Change to conform to the provisions of the Ohio Revised Code, Section
406.3: changed to "Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved, or be less non-conforming."

AG and R1

No decision was made regarding AG and R1.

Discussion of non-conforming lots:

Change "exclusive" to "inclusive" of Right Away and Easements of Record.

Commissioner Preston will search and replace changes and send to all Commissioners for review.

Kennels

No decision was made regarding kennels.

Commissioner Schaadt stated Licking County Assistant Prosecutor Austin Lecklider said there are two choices, regarding kennels:

1. Remove and do nothing
2. Remove and follow the Ohio Revised Code

Commissioner Preston will print the section for review at the next meeting.

Accessory Structures (AG/R1)

No decision was made regarding Accessory Structures.

There was lengthy discussion of accessory structures.

Adjournment

Commissioner Schaadt moved to adjourn the meeting at 8:40 PM.

Commissioner Brown seconded the motion.

The motion passed.

Next Zoning Commission Meeting August 17, 2015

