

Granville Township Zoning Commission
Regular Meeting
August 17, 2015

Present:

Commissioner Rob Schaadt
Commissioner Judy Preston
Commissioner Susan Walker
Commissioner Steve Brown
Commissioner Vince Paumier
Clerk, Maggie Barno

Guests:

David English, 138 N. Main St., Granville, OH
James R. Cooper, 33 W. Main St., Newark, OH
John Gleason
Melanie Schott, Granville Township Trustee
Kevin Bennett, Granville Township Trustee

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

Approval of Minutes 7/20/2015

Commissioner Schaadt made an amendment to the minutes of 7/20/2015.
Commissioner Schaadt made a motion to accept the minutes as amended.
Commissioner Walker seconded the motion and the minutes were approved by unanimous vote.

Announcements of Chairman

Commissioner Schaadt said he talked to APA Austin Lecklider last week regarding solar energy and also talked to James R. Cooper, counsel for Denison University, on August 17, 2015 regarding solar energy.

Public Comment

James R. Cooper, counsel for Denison University, stated regarding solar energy, he and Seth Patton, of Denison University, met at Denison University on June 23, 2015, with Granville Trustee Melanie Schott, Granville Township Zoning Inspector Travis Binckley, Zoning Commissioners Rob Schaadt and Steve Brown, to begin the dialogue between Denison University and the Granville Township Zoning Commission about their interest in an amendment to the zoning code to accommodate Denison's solar energy projects. Mr. Cooper stated it was his understanding the zoning commission was pursuing solar energy legislation, taking into consideration a submission he made to APA Austin Lecklider. Mr. Cooper wants to continue the dialogue to get solar energy language added to the code to

accommodate Denison's interest in its upcoming solar energy application to Granville Township.

Old Business- Updates on Request from Granville Zoning Inspector, Travis Binckley
Solar Arrays

Commissioners Vince Paumier and Steve Brown reviewed their research on solar energy language of other Ohio Townships.

Commissioner Paumier stated they researched numerous townships and discovered there is not a lot of language in other townships' codes regarding solar panels; however, they did find some.

They decided the first thing to do was to come up with definitions regarding solar energy and then decide where in the code it would be most applicable to place the definitions and solar language they had created.

Commissioner Paumier stated this is a working draft and nothing is final.

Commissioner Schaadt stated, in his conversation with APA Austin Lecklider, the APA made suggestions for solar energy code language and also said he would contact Brad Mercer for advice.

The Commissioners had a lengthy discussion on solar energy regarding the working draft, solar energy restrictions, and the process for residential, agriculture, conservation district, and commercial solar energy permit applications.

Commissioner Paumier asked if the Denison representatives, James R. Cooper and David English, had any comments regarding the solar energy discussion.

Mr. Cooper asked if private and public schools, as nonprofit entities, could be considered for accessory arrays, as the solar energy arrays could be some distance from the school buildings.

Discussion followed between the Commissioners and the Denison representatives regarding the proposed solar energy language.

Commissioner Schaadt asked the Denison representatives to look over the language and contact him with any suggestions they have to help the code. Mr. Cooper asked if he would entertain written suggestions to which Mr. Schaadt agreed.

His/Her Language

Commissioner Preston stated she sent an electronic version of her completed work regarding His/Her language to Commissioner Schaadt.

Grandfathering 405/406

No report at this time.

Kennels

Commissioner Walker suggested merging ORC definitions 95502 with 95601 under Boarding Kennel D.

Discussion followed regarding lot size, rural/residential, and for profit/not for profit/breeding kennels.

Commissioner Walker stated she would talk to APA Austin Lecklider and continue working on this.

Added to Agenda

Commissioner Walker asked if Commissioner Schaadt wanted her to discuss her work on application certification changes, to which Commissioner Schaadt agreed.

Commissioner Walker suggested making a change to item number 6, page 44, section 523.12; and item number 15, page 74, section 912.6:

Change “notarized” to “Certification that all information in the application is true, correct and complete.”

Commissioner Schaadt stated he would contact APA Austin Lecklider regarding the changes.

Commissioner Schaadt stated he did not think the Commissioners could make all seventeen changes requested by Zoning Inspector Travis Binckley by the end of the year, but was hopeful, in addition to solar energy, the following three items could be completed:

5.00 Acres Exclusive of Road Right a Way

The Commissioners discussed this topic and Commissioner Schaadt stated he would talk to APA Austin Lecklider for further clarification.

Accessory Structures as Conditional Use in AG

Commissioner Schaadt said he would move forward with this.

Artisan Business

Commissioner Schaadt suggested changing from number 10 to number 9 in section 904, to which the commissioners agreed.

Commissioners Preston and Walker commented there might be a few more items that only need simple changes that could be completed by the end of the year.

Set Next meeting

The next meeting was set for 7 PM on September 21, 2015, at which a public meeting on solar energy will be held to give an opportunity for the community to provide their comments/concerns on solar energy.

Adjournment

Commissioner Schaadt moved to adjourn the meeting at 9PM.

Commissioner Preston seconded the motion and the motion passed with no objection.

