

## **Granville Township Zoning Commission**

November 2, 2015

### **Minutes**

Present: Commissioners Rob Schaadt, Judy Preston, Susan Walker, Steve Brown, Vince Paumier, Recording Secretary Maggie Barno

Guests: Granville, Ohio citizens: Phill Demarest, Jeremy King, and David English; John Gleason, AEP Attorney from Columbus, Ohio

Chairman Schaadt opened the meeting at 7 PM.

#### Roll Call

Recording Secretary Maggie Barno called the roll. All Commissioners were present.

#### Approval of Meeting Minutes

Recording Secretary, Maggie Barno, provided the Commissioners with the copy of the minutes of the October 19, 2015 meeting. The Commissioners reviewed the minutes and reported the following corrections: Commissioner Schaadt added, "Commissioner Preston stated she would continue in her role as a Zoning Commissioner for another term." He also changed the word "residential" to "accessory." Commissioner Preston stated Section 523 should read, "may be complete."

Commissioner Schaadt made a motion to approve the October 19, 2015, meeting minutes with the aforementioned corrections. Commissioner Preston seconded the motion and it was approved by a unanimous vote.

#### Announcements of Commission Members

There were no announcements from the Commission members at this time.

#### Announcements of Chairman

Commissioner Schaadt reported he had contacted Assistant Prosecuting Attorney (APA) Austin Lecklider regarding the revisions made to the Code. Commissioner Schaadt reported he had received a letter from Granville Village Planner Alison Terry regarding solar verbiage the Village is working on for its Code and that he also had received an article relating to solar energy from Granville Township Trustee Kevin Bennett.

#### Public Comment

Commissioner Schaadt opened Public Comment. When no one had a public comment, Commissioner Schaadt asked those present the hypothetical question, "Would there be anything to prevent someone from entering into a contract to sell energy back to AEP?"

Jeremy King answered Commissioner Schaadt's question stating there would be no rules against that. The issue would be why would anyone want to do that because it would not be profitable. Mr. King further stated there are many state regulations that would need to be met before entering into such a contract.

### Old Business

Solar Arrays- Review Latest Draft

Commissioners Brown and Paumier reported they had made the following revisions to the previous draft of solar Code language:

1. Provided a guideline for the Board of Zoning Appeals (BZA) for screening of solar arrays
2. Removed the word "principal" from "principal production facility"
3. Dropped the signage requirement
4. Dropped "if applicable" on "g"
5. Changed "building permit" to "zoning permit"

Commissioner Schaadt brought up the following items for further possible revisions that the Commissioners discussed:

\* Commissioner Schaadt reported he had received a letter from Granville Village Planner Alison Terry stating the Village proposed new solar energy language for its Code: "solar energy production system" instead of "solar energy production facility." Commissioner Schaadt questioned if the Township Zoning Commission should do the same?

\* What percentage of a lot should ground mounted accessory structures be allowed to cover?

- Commissioner Schaadt reported he worried about the translation of "appropriate" screening and questioned how the commissioners could specify what is appropriate screening for the Zoning Inspector.

\* Commissioner Schaadt questioned if the 20-foot setback on large agricultural lots should be changed to a 50-foot setback.

Commissioner Schaadt again briefly opened Public Comment to which there was discussion on the following:

John Gleason asked, "What is the definition of "Lot", to which Commissioner Schaadt replied the Commissioners were working on the definition of "Lot."

There was discussion on the following statement made by David English, representing Denison University: "If I own two parcels of land, and a solar array is built on parcel A, under the current code language, I cannot use the energy generated for use on parcel B."

Jeremy King questioned why there should be stipulations for screening of solar arrays in the AG District if the Code does not apply to the Agriculture District?

Following discussion, Commissioner Schaadt closed the Public Comment.

Commissioner Schaadt asked Commissioners Brown and Paumier to work on additional solar energy language revisions, and Commissioners Brown and Paumier agreed they would.

#### Old Business Updates on Request from Zoning Inspector/ Text Amendment Applications

- a. Accessory Structures in AG District- Zoning Inspector, Travis Binckley, asked if accessory structures in the AG District could be changed from a Conditional Use to a Permitted Use.
- b. 5.00 Acres/exclusive of road right of way- the Commissioners discussed this and it was tabled for later discussion.
- c. Kennels- it was decided to table Kennels until 2016.
- d. Definition- "Lot"- Commissioner Schaadt reported he was waiting for APA Lecklider to get back to him regarding the definition of "Lot."

The Commissioners discussed the timing of making applications for the newly created Code language. Commissioner Schaadt stated he would try to have the applications prepared for the November 16, 2015, meeting of the Zoning Commission.

#### Set Next Meeting

The next meeting of the Granville Township Zoning Commission was set for 7 PM on November 16, 2015.

#### Adjournment

A motion was made by Commissioner Walker to adjourn the meeting at 8:42 PM. Commissioner Preston seconded the motion and the motion passed by unanimous vote.