

Granville Township Zoning Commission
November 16, 2015

Approved Meeting Minutes

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

Roll Call

Recording Secretary Maggie Barno called the roll.

Present: Commissioners Rob Schaadt, Judy Preston, Susan Walker, Steve Brown, Vince Paumier.

Guests: Jim Cooper, Maple Street, Granville; John Gleason AEP representative, Columbus, Ohio

Approval of Minutes

Commissioner Schaadt made an amendment to add, "relating to solar" under "Announcements of Chairman", to the sentence, "received an article from Granville Township trustee Kevin Bennett."

Commissioner Paumier made a motion to approve the November 2, 2015, meeting minutes with the aforementioned amendment. Commissioner Preston seconded the motion and the motion was approved by unanimous vote.

Announcements of Commission Members

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

Announcements of Chairman

Commissioner Schaadt reported he:

- Contacted Anne Goodge, who works for PUCO as it relates to energy, and that she would be happy to answer any questions the Commission might have on energy.
- Gave Brad Mercer, of Licking County Planning Commission, copy # 10 of the solar energy draft and offered to meet with him regarding the draft. Mr. Mercer responded he would first review the draft. Commissioner Schaadt will follow-up with Mr. Mercer.
- Emailed Assistant Prosecuting Attorney (APA) Austin Lecklider and Granville Township Zoning Inspector, Travis Binckley copies of the latest solar energy draft.
- Noted that Sycamore Ridge is underway.

- Spoke to Granville Township Fiscal Officer, Jerry Miller, regarding compensation of the Zoning Commissioners.

Public Comment

Commissioner Schaadt opened Public Comment.

Mr. Cooper said he had no comment, but asked if there was a copy of the solar energy draft he could look at, or would the Commissioners prefer the draft stay with APA Lecklider and Brad Mercer at this time. Commissioner Schaadt replied it is just a draft and offered a copy to Mr. Cooper.

As there was no public comment, Commissioner Schaadt closed the Public Comment.

Old Business- Solar

Solar Arrays- Review Latest Draft

Commissioner Schaadt noted that Commissioners Brown and Paumier had completed draft # 10 and asked if all of the Commissioners had reviewed it. Commissioner Preston noted the only item for discussion was on- site or not-on-site consumption of energy.

Commissioner Schaadt noted that he hoped by the next meeting they would have feedback from APA Lecklider and Brad Mercer.

Commissioner Paumier asked if anyone had news of Granville Village's Solar Energy Text Amendment? Commissioner Schaadt asked if Mr. Cooper would provide insight on Commissioner Paumier's question.

Mr. Cooper replied the Court of Common Pleas sent the amendment back to Village Council for clarification on whether or not an array constitutes a commercial use that is not defined in the Zoning Code.

Commissioner Preston noted that Granville Village plans to hold a Public Hearing on Solar Energy on November 18, 2015.

Discussion followed on Solar Energy.

Commissioner Schaadt commented on the Zoning Commission's reservations regarding solar arrays being located in front yards within the Township.

Regarding Solar Array Restrictions, Commissioner Walker researched the Comprehensive Plan and noted the Comprehensive Plan provides support for restrictions on solar arrays, quoted below, as follows:

The history of the Granville community has recognized "good planning is a significant contributor to a quality community. Therefore it is no coincidence that Granville is successful in preserving its valuable historic community character and heritage while creating a vibrant and livable community." (Page 1)

Granville Township surrounds the village on three sides and is known for its “rolling hills, farmland, and pleasant residential subdivisions.” (Page 4)

Beginning on page 20 of the Comprehensive Plan are the Goals for Guiding Future Land Uses. Several of those goals support the Township Zoning Commission’s proposed restrictions on the installation of solar arrays in front yards and to restrict or prohibit Solar Energy Principal Production Systems.

Goal B – Protecting the Natural Environment is detailed on pages 22–28 in the Comprehensive Plan. Generally, the preservation and restoration of greenbelt areas is not only an important concept in the Comprehensive Plan, but the Plan discusses areas not suitable for development due to the existing natural features of the land.

Goal D – Promoting Conservation Design is discussed at pages 29- 31 of the Comprehensive Plan. This goal demonstrates the significance of open space, farmland, natural beauty and maintenance of environmentally sensitive areas to property values.

Goal E – Maintaining Open Space and Rural Vistas is discussed on pages 31-34 of the Comprehensive Plan. This goal is so important to Granville Township that it is one of the very few townships in Ohio to have passed Open Space levies to acquire title to developable property or to acquire restrictive easements on developable properties. On pages 33–34 a list of the properties purchased at the time the Comprehensive Plan was published is listed. Other properties have been added since that time.

Goal F – begins on page 35 of the Comprehensive Plan and identifies why establishing scenic byways and protecting scenic corridors is important to the plan.

Commissioners Walker and Schaadt commented, these goals noted above, as well as others, such as delineating and enhancing gateways to Granville, (page 45) provide ample support for the proposed restriction of solar arrays and Granville Township.

Commissioner Schaadt outlined the timeline going forward regarding the Zoning Commission’s Solar Energy text amendments.
Discussion followed regarding the timeline.

Old Business

Updates on Request from Zoning Inspector/ Text Amendment Applications

Commissioner Schaadt commented he had sent to APA Lecklider the final text amendments on the following six amendments: Accessory Structures in AG District; Definition of “Lot”; Section 312; His/Her Language; PUD; Section 523

Accessory Structures in AG District and Definition “Lot”- APA Lecklider had comments on these text amendments.

Discussion followed on these two text amendments.

It was determined that Commissioner Preston would search the current code for "Lot of Record" before the December 7, 2015, meeting.

Section 312- Commissioner Schaadt reported APA Lecklider had no issues with this text amendment.

Discussion followed on this text amendment.

His/Her Language- Commissioner Schaadt reported APA Lecklider had no issues with this text amendment.

PUD- Commissioner Schaadt reported APA Lecklider had no issues on this text amendment.

Section 523- Commissioner Schaadt reported APA Lecklider had no issues on this text amendment.

Commissioner Schaadt asked for approval/ vote from the Commissioners to approve Commissioner Schaadt to make application on December 7, 2015, for all of the six text amendments of Accessory Structures in AG District; Definition of "Lot"; Section 312; His/Her Language; PUD; Section 523.

Commissioner Walker made a motion to approve Commissioner Schaadt making application for text amendments: Accessory Structures in AG District; Definition of "Lot"; Section 312; His/Her Language; PUD; Section 523, on December 7, 2015.

Commissioner Preston seconded the motion.

Commissioner Schaadt asked Recording Secretary Maggie Barno to call the roll for yeas or nays on the motion made by Commissioner Walker and seconded by Commissioner Preston to approve Commissioner Schaadt's making application for the text amendments Accessory Structures in AG District; Definition of "Lot"; Section 312; His/Her Language; PUD; Section 523, on December 7, 2015.

Commissioner Brown- yes

Commissioner Paumier- yes

Commissioner Walker- yes

Commissioner Preston- yes

Commissioner Schaadt- yes

Lengthy discussion was held on the email sent to the Zoning Commissioners from Granville Township Trustee Melanie Schott, regarding payment to the commissioners for their service.

Set Next Meeting

The next meeting of the Zoning Commission was set for December 7, 2015, at 7 PM.

Adjournment

Commissioner Paumier made a motion to adjourn the meeting at 8:16 PM.

Commissioner Preston seconded the motion and the motion passed by unanimous vote.