

Granville Township Zoning Commission
March 7, 2016

Meeting Minutes

Zoning Commission Chair 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, Vince Paumier, Steve Brown

Guests: John Gleason, AEP Representative; Phill Demarest, 224 E. Main St. Granville; Kevin Bennett, Granville Township Trustee

Approval of Minutes

Commissioner Schaadt made a motion to approve the minutes of the Public Hearing of January 4, 2016 and also the minutes of the regular meeting of January 4, 2016. Commissioner Preston seconded the motion and the motion passed by unanimous vote.

Announcements of Commission Members

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

Announcements of Chairman

Commissioner Schaadt reported on the following:

- Received a call from Terry Tackett, with Old Park, who wanted some information concerning restrictions and the Commissioner suggested he contact Travis Binckley to have his questions regarding restrictions answered.
- Attended the Granville Trustee Meeting of February 24, 2016. Commissioner Schaadt reported the Trustees approved the text amendments. Commissioner Schaadt also reported he spoke to Ron Howard about the complaints Mr. Howard had regarding the PUD for Sycamore Ridge.
- Attended the Ohio Township Conference on January 29 and 30, 2016.
- Received feedback from Brad Mercer regarding solar text on February 1, 2016, and sent copies to Zoning Commissioners, Jeremy King, John Gleason and Jim Cooper.
- Received a follow-up e-mail from Brad Mercer regarding FAA Solar.
- Received a letter on February 2, 2016, from Licking County Planning stating Sycamore Ridge had been conditionally approved.
- On February 19, 2016, received notice of the TRC meeting for Old Park construction plans.
- February 22, 2016, received an e-mail from Jeremy King regarding solar text.

- Copied an E-mail from APA Austin Lecklider regarding a howling dog complaint to the Granville Township Trustees.
- On February 25, 2016, received a call from Bryon Reed who asked for a copy of attendees at the Public Hearing meeting on Old Park. Commissioner Schaadt advised Mr. Reed to check the minutes of the Public Hearing on the Granville Township website.
- On February 26, 2016, received a call from Craig Goodwin who was concerned about the clearing of the roads in Old Park and complained the green space should not have been cleared and thought it was in violation of the PUD. Commissioner Schaadt called Brad Mercer for clarification and then replied to Mr. Goodwin. Mr. Goodwin wanted a response in writing. Commissioner Schaadt then spoke to Trustee Schott and Travis Binckley, who told Commissioner Schaadt it was not his responsibility to respond and the Trustees or Travis would follow up with Mr. Goodwin.
- On February 28, 2016, received a follow-up e-mail from John Gleason regarding solar text.
- Was copied on a letter from Terry Tackett regarding a line fence at Old Park.

Commissioner Paumier questioned why Commissioner Schaadt should receive so many e-mails and inquiries regarding Township Trustee business and suggested Commissioner Schaadt deflect them to the Trustees. Commissioner Preston agreed with Commissioner Paumier.

Public Comment

Commissioner Schaadt opened Public Comment.

John Gleason, of AEP, stated he had made comments and revisions to the comments of the Licking County Planning Commission, and also had sent out a black-line copy of the changes he (Mr. Gleason) recommends.

Phill Demarest, representing the law firm of Morrow, Gordon and Byrd, in conjunction with Jim Cooper, council for Denison University. Mr. Demarest stated Denison University has concerns regarding (1) screening provisions and (2) the ambiguity of the word, "on-site".

Discussion followed among the Commissioners, Mr. Demarest and Mr. Gleason regarding the word "on-site".

Commissioner Schaadt closed the Public Comment at 7:30 PM.

Old Business-Solar Text Amendment

The Commissioners reviewed and discussed the comments from the Licking County Planning Commission (LCPC) on the Solar Text Amendment.

The LCPC wanted "screening" to be defined.

Commissioner Brown read the screening text from the City of Dublin, Ohio.

The Commissioners discussed screening.

No decision was made regarding screening regulations.

The Commissioners, with input from Mr. Gleason, went through, item by item, the suggestions made to the solar text by the LCPC and Brad Mercer, and the comments made by Mr. Gleason to the LCPC suggestions, to try to decide how best to change the text.

Further discussion was held on:

On-site and off-site

Screening

Definition of "applicant"

The possibility of certain locations to allow solar (conditionally)

Commissioner Walker commented the township has spent millions of dollars on open space to preserve the rural vistas and character of the community. When writing this, we need to have that overlay and protect the township.

Commissioner Paumier commented he assumed there would be screening guidelines and there are protections in place that have been developed through this process.

Commissioner Walker commented we are stuck on the production amendment; however, the only issue on the accessory amendment is getting screening language and that (accessory amendment) is what the people at the hearing were talking about wanting. She suggested moving forward with the accessory amendment.

Commissioner Paumier suggested moving on to screening for accessory solar applications.

Discussion was held on screening.

Commissioner Schaadt commented it is difficult to clarify screening for all solar locations since locations will be different. For example, if the accessory can't be seen from the street or by a neighbor, why should there be screening?

Commissioner Paumier commented that swing sets are not required to be screened, so why should we require screening on accessory solar structures?

The Commissioners discussed having no screening required for accessory structures.

Commissioner Schaadt commented the ideal wording would be that the BZA may require landscaping and buffering.

No action was taken on changes to the Solar Text Amendments.

Commissioners Brown and Paumier will continue to work on the text for the meeting on March 21, 2016.

Set Next Meeting

The next meeting was set for 7 PM on March 21, 2016.

Commissioner Schaadt moved to close the meeting at 9 PM.

Commissioner Preston seconded the motion and the motion passed.