

Granville Zoning Commission

Minutes August 1, 2016

Regular Zoning Commission Meeting

Chairman Rob Schaadt called the Zoning Commission Meeting to order at 7:11 PM.

Recording Secretary Maggie Barno called the roll.

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

Approval of Minutes

Commissioner Schaadt made a motion to approve the May 2, 2016 minutes of the Public Hearing and the regular meeting of the Zoning Commission. Commissioner Walker seconded the motion and the motion passed by unanimous vote.

Announcements of Commission Members

Commissioner Paumier mentioned a new build on Loudon does not meet the setback according to the Granville Township Zoning Code. Commissioner Schaadt noted he would follow-up with Zoning Inspector and Compliance Officer, Travis Binckley regarding the garage in question. Discussion followed on the garage.

Announcements of Chair

Chairman Schaadt announced the Zoning Code Solar Language was approved by the Granville Township Trustees and is now in place in the Granville Township Zoning Code.

Public Comment

There was no public comment at the regular Zoning Commission Meeting of August 1, 2016.

Old Business

Solar Numbering

Commissioner Schaadt noted Granville Township Fiscal Officer, Jerry Miller, questioned the numbering of the new solar language.

The Zoning Commissioners discussed the numbering and decided to leave the numbering as is, which was approved by the Licking County Planning Commission and the Granville Township Trustees.

Remaining Text Amendments from Zoning Inspector/Trustees

Home Occupation

Commissioner Preston had reviewed the Zoning Code Language regarding Home Occupation/Home-Based Business and considered leaving the language as is written in the Granville Township Zoning Code.

Lengthy discussion followed regarding “Home Occupation/Home-Based Business.” Commissioner Schaadt noted that, according to Assistant County Prosecutor (APA) Austin Lecklider, Jersey Township has been thoroughly reviewing its Home Occupation language in its Zoning Code in order to include home-based businesses that are using the Internet.

It was decided to table the discussion on Home Occupation until Jersey Township finished its new zoning code language on Home Occupation.

Kennels

Commissioner Walker suggested replacing the Granville Township Zoning Code language on Kennels with the language on Kennels found in the Ohio Revised Code. Lengthy discussion followed on Kennels/Dog Breeding.

It was decided that Commissioner Walker would work on Kennel language for the next Zoning Commission meeting.

Others

Commissioner Schaadt brought up for discussion the Section 406, Non-Conforming Structures, item 2:

Should such non-conforming structure or non-conforming portion of structure be destroyed by any means, it shall not be reconstructed except in conformity with the provisions of this resolution.

And Section 407, item 5:

When a nonconforming use of a structure, or structure and land in combination is discontinued were abandoned for more than two years (except when government action impedes access to the premises), the structure or structure and land in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.

And Section 405, item 3

If any such nonconforming uses of land are discontinued or abandon for more than two years except when government actions impede access to the premises any subsequent use of land shopping for the regulations specified by this resolution for the district in which such land is located.

Commissioner Schaadt suggested rewriting Section 406, item 2 to make it similar to Sections 405 and 407. Also, Commissioner Schaadt noted the Ohio Revised Code states a homeowner may rebuild (a destroyed home).

It was decided that Commissioner Schaadt would work on rewriting Section 406, item 2 for the next meeting.

Commissioner Schaadt noted he had sent the Trustees an e-mail, noting that APA Lecklider considers the present Granville Township Zoning Code language on Adult Entertainment to be an issue, but Commissioner Schaadt has not heard back from the Trustees regarding Adult Entertainment.

Set Next Meeting

The next regular meeting of the Zoning Commission was set for October 3, 2016 at 7 PM.

Adjournment

Commissioner Schaadt made a motion to adjourn the meeting at 7:57 PM. Commissioner Preston seconded the motion and the motion passed by unanimous vote.