

Granville Township Zoning Commission

Minutes October 3, 2016

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: there were no guests present at the Granville Township Zoning Commission regular meeting on October 3, 2016.

Approval of Minutes- 08/01/2016

Commissioner Schaadt made a motion to approve the minutes of the meeting of 8/01/2016.

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

Announcements of Commission Members

There were no announcements from the Commissioners.

Announcements of Chairman

Commissioner Schaadt said he had spoken to APA Austin Lecklider regarding whether or not Commissioners needed to recuse themselves at a Zoning Commission meeting and noted that APA Lecklider had said no Commissioner needed to recuse himself/herself from discussions regarding home based-businesses.

Commissioner Schaadt said he had followed up with Zoning Inspector Binckley regarding the garage on Loudon Street and that the Zoning Inspector used code 403 and thought the garage was consistent with the neighborhood.

Commissioner Schaadt stated if the commissioners felt the Zoning Inspector's interpretation was incorrect on the garage, then another conversation with the Zoning Inspector would be needed.

Discussion by the Commissioners followed regarding whether or not the garage on Loudon Street met the zoning code. It was noted that if the Zoning Inspector had not issued a permit for the garage, the matter would have gone before the Board of Zoning Appeals.

Commissioner Walker commented that if we (the commissioners) are still discussing the garage, then another conversation is needed with the Zoning Inspector.

Commissioner Schaadt said he would talk to Zoning Inspector Binckley about the Loudon Street garage again.

Commissioner Walker commented that an addition of item 7 could be added to section 505 of the Zoning Code for “close calls”, and Commissioner Schaadt noted he would check with APA Lecklider on the legality of an addition.

Public Comment

There was no public comment at the Granville Township Zoning Commission meeting on October 3, 2016.

Old Business

Remaining Text Amendments from Zoning Inspector/Trustees

a. Home Occupation- Jersey Township Language

The Commissioners reviewed the new language in the Jersey Township Zoning Code to consider if the changes to their code would be applicable for Granville Township’s Zoning Code. After discussion, the Commissioners decided to not change the Granville Zoning Code on Home Business and Home Occupation.

b. Kennels

Commissioner Walker reported on the changes to the Zoning Code she recommended for kennels. The changes were:

Change the definition to:

“Boarding Kennel” means an establishment operating for profit that keeps, houses, and maintains dogs solely for the purpose of providing shelter, care, and feeding of the dogs in return for a fee or other consideration.”

Change Section 1029

From “Kennels” to “Boarding Kennels”

Change current language to: “Boarding Kennels are prohibited in Rural Residential Districts and our conditional uses in other Districts.”

Commissioner Schaadt commented he would take the proposed new language on Kennels to APA Lecklider for him to review.

c. Section 406, #2 Non-Conforming Structures

Should such non-conforming structure or non-conforming portion of structure be destroyed by any means and not be reconstructed within two years (except when government action impedes access to the premises), the non-conforming structure or non-conforming portion of structure shall not thereafter be reconstructed except in conformity with the regulations of the district in which it is located.

Commissioner Schaadt commented he would take the new language to APA Lecklider for him to review.

d. Others

There were no other Zoning Code language changes to discuss.

Set Next Meeting

The next regular meeting of the Granville Township Zoning Commission will be at 7 PM on December 5, 2016.

Adjournment

Having no further business, Commissioner Preston made a motion to adjourn the meeting. Commissioner Walker seconded the motion. Chairman Schaadt adjourned the meeting at 8:22 PM.