

Granville Township Zoning Commission
April 3, 2017

Meeting Minutes

Zoning Commission Chair Rob Schaadt called the meeting to order at 7 PM.

Clerk Maggie Barno called the roll:

Commissioners present: Rob Schaadt, Judy Preston, Steve Brown, Vince Paumier, Susan Walker; and Granville Township Clerk, Maggie Barno

Guests: Keith Lonzo, 378 Orchard Drive, Granville; Nick Brady, 4200 Camella Court, Westerville, Ohio; Mark Hazel, 6594 Watkins Road, SW, Pataskala, Ohio; Tim Snider, 7558 King George Drive, New Albany, Ohio, Melanie Schott, Granville Township Trustee

Approval of Minutes

Commissioner Schaadt made a motion to accept the amended minutes of the Zoning Commission meeting of February 20, 2017. 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

There were no announcements of the Chairman at this time.

Public Comment

There was no Public Comment.

New Business

Work Session, Silver Street PUD

Presentation by Tim Snider

Mr. Snider said he and Mark Hazel have a small engineering firm in Reynoldsburg, Ohio and have been in business for 29 years. Nick Brady, of Carpenter Marty Transportation would talk about the turn lane requirement of the county. Mr. Snider stated he would appreciate having an understanding of the Commission's position on the turn lane.

Mr. Snider gave an overview of the Silver Street PUD

Mr. Snider said he would be presenting his firm regarding a PUD on 147 acres, zoned agriculture, for a 34 lot, single- family residential subdivision. Mr. Snider said that he and Mr. Hazel started work on the plan in October 2016, and after reading and re-reading the Comprehensive Plan, believed they had a pretty good plan.

Mr. Snider's stated his firm works for the property owners, who are John and Lynn Straker.

Mr. Snider stated that Salt Run (stream) runs across the property and feeds into Raccoon Creek.

There would be two cul- de- sacs instead of through roads in the sub- division because they did not want to alter Salt Run stream.

A bridge is proposed to go across the stream with a 50- foot buffer maintained on either side, which is required by the code.

The average lot size would be 2 acres and there would be reserved green space. They are trying to keep the large trees and areas of pine trees.

The driveway is in line with the existing drive.

Mr. Snider mentioned one of the firm's challenges (of which they are working with AEP) is a possible relocation of the transmission line. If discussions with AEP do not work out, there may need to be an alteration of the plan to shift the lots further away from the (transmission) line.

Commissioner Schaadt stated the road superintendent and fire department does not like islands (on cul-de-c-sacs) because of reasons such as snow equipment and long-term maintenance.

Mr. Snider stated they want to send a copy of the plan to the fire department and the Licking County Sheriff's office to get comments back from them. The firm has contacted all of the utility companies (for their ability to serve the sub- division) and has heard back from all of them except for Wind Stream.

Mr. Snider stated that in February, the plan was submitted to the Licking County Health Department and soil testing was done as required.

On April 6, 2017, the plan will be submitted to the Licking County Planning Commission. Mr. Snider spoke to Brad Mercer and said he knows it (the PUD) is coming.

Commissioner Schaadt suggested Mr. Snider talk to school Superintendent Jeff Brown for his input.

Commissioner Schaadt asked Mr. Snider if he had talked to the County Engineers office about the turn lane.

Mr. Snider said he read through the Licking County access management regulations which states that any sub division over 25 lots must have a turn lane. However, he felt it did not take into consideration the classification of the roadway you were tying into.

Mr. Snider said he engaged Nick Brady to do a turn lane analysis based on ODOT regulations. The study found a turn lane was not necessary. Mr. Snider reported the outcome to Brad Mercer, but Mr. Mercer told him "that was the regulation". Mr. Snider commented the turn lane was not a deal breaker, and if the turn lane were required, it would be put in.

However, Mr. Snider felt a turn lane would take away from the rural character of the development, and wanted to get the thoughts of the zoning commission and said the firm was prepared to go to Licking County with a variance request to not put in a turn lane.

Commissioner Walker stated she would want to hear from the residents on Silver Street about their feelings regarding a turn lane.

Commissioner Schaadt stated the other two developments were on State highways and what they (the Zoning Commissioners) learned was that if ODOT says it is okay, the commissioners hands are tied. And if the county says it is not required, the commissioners will rely on them, but if the county says a left turn lane is needed and it is a traffic hazard, then Commissioner Schaadt could not vote for in favor of no turn lane.

Mr. Snider replied that they were going to let it go through the process, but to all of the engineers (at the meeting) the turn lane did not seem warranted. Mr. Snider also stated the turn lane was the only single regulation in the code that the firm had a question about and that we have followed everything else to the letter of the code.

Commissioner Schaadt said he predicted that at a public hearing, people would think it (no turn lane) is dangerous.

Discussion continued on the aspects of a turn lane.

Commissioner Schaadt commented it would be a good idea for Mr. Snider to talk to Granville Township Road Superintendent Binckley.

Commissioner Walker asked if each lot would have its own septic. Mr. Snider replied yes, and that 80 test borings had been done. Also each lot would have its own well and tests had been positive.

Other points covered:

It has not been determined if lots will be sold to individuals who can choose their own builder.

Home price points will possibly be similar to Sycamore Ridge.

Planning on having walkways

Open space use has not been determined.

The (7 acre) lake is pristine which will be left in natural state with a bridge over the discharge stream.

The owner is the developer.

There are no wetlands that we know of.

There is an existing gas well that served the house (on the property) but it is deteriorating and will be plugged. The homes will be served by natural gas.

There will be hydrants.

Commissioner Schaadt asked Mr. Snyder to work with the zoning commissioners up until the application because there are deadlines that will need to be followed once the application has been made.

Mr. Snider said if the Commissioners want to walk the property to give him a call and also said he would keep the commissioners updated on progress.

Old Business

Medical Marijuana Update

Commissioner Schaadt reported he received an email from Trustee Schott that said the recommendation of the Zoning Commission had been sent to the Trustees and no decision had been made.

Land Swap/Multi family Housing Update

Commissioner Schaadt noted it looks like this was dead.

Remaining Text Amendments from Zoning Inspector/Trustees

Kennels- this will be on the agenda for the next meeting.

Set Next Meeting

The next meetings were set for May 15, 2017 and June 5, 2017, with the possibility of either or both being cancelled.

Adjournment

At 8:20 PM, Commissioner Schaadt made a motion to adjourn the meeting. Commissioner Brown seconded the motion and the motion passed by unanimous vote.