

Granville Township Zoning Commission
June 5, 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, Vince Paumier, Susan Walker;
Alternate Keith Lonzo and Granville Township Secretary, Maggie Barno

Guests: Tim Snider, 7558 King George Drive, New Albany, Ohio

Approval of Minutes

Commissioner Preston made a motion to accept the amended minutes of the Zoning Commission meeting of April 3, 2017. Commissioner Walker 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

Zoning Commission Chair Rob Schaadt announced that Zoning Commissioner Steve Brown had moved to the Village and thus could no longer serve as a Township Zoning Commissioner. Commissioner Schaadt stated that he had advised the Trustees of Brown's move and that he had spoken to Assistant Prosecuting Attorney (APA) Austin Lecklider regarding the steps to assigning a new Commissioner. Commissioner Schaadt made a motion for Zoning Commission alternate, Keith Lonzo, to sit at the meeting in place Steve Brown. Commissioner Walker seconded the motion and the motion passed by unanimous vote.

Keith Lonzo introduced himself and presented a brief bio of himself to the Commissioners.

Public Comment

There was no Public Comment.

Old Business- Silver Street PUD

Presentation by Tim Snider, Site Engineering Inc.

Mr. Snider gave an overview of the changes to the original plan presented at the April 3, 2017 Zoning Commission Meeting

* There is now a 150-foot buffer on east side of Gran Knoll

* There is now contiguous green space

*There has been a reconfiguration of the lots

Mr. Snider went over variance requests:

*Turn lane requirement- Mr. Snider does not believe the turn lane is warranted as two utilities would need to be relocated and more property would need to be given up by the land owner

*County has "backed off" of requirement to install streets to the edge of the property

*Block Links- Mr. Snider said he would discuss, with the county, the language in the county standards concerning cul-de-sacs

Mr. Snider further stated:

*The cost of relocating AEP line would be over \$550,000.

*The plans now include a concrete culvert (with decorative railing) and out flow structure at the stream to manage storm water and to leave the stream unaffected

Commissioner Paumier asked how the calculations were changed for green space. Mr. Snider said the lake (7.24 acres) counts as green space and as the plan stands now, the plan would meet the intent of the Township Zoning Code with no variances needed.

Mr. Snider said if the Zoning Commission was comfortable with the plan, going forward, he would meet with the county and start work on the engineering plan.

Commissioner Schaadt asked if Mr. Snider had contacted the Health Department regarding the new plan. Mr. Snider said a third round of borings were required and that he had been working with the Health Department.

Commissioner Walker asked Mr. Snider if he had contacted Granville School Superintendent Brown regarding seeking the variance on the turn lane. Mr. Snider said he had talked to Mr. Brown regarding onsite radiuses. He said the county, not himself, would inform Superintendent Brown about the turn lane variance.

Commissioner Paumier asked a question regarding what was the difference of buildable acres versus net acres. Mr. Snider said the language could be changed to suit the commissioners.

Mr. Snider said he had letters from utility companies and that Wind Stream underground fiber optic would service the development.

Commissioner Schaadt asked Mr. Snider about his timeline for applying for variances.

Mr. Snider asked if the board would consider leniency on increasing the number of lots, if the county did not grant any of the his requested variances. Commissioner Schaadt said Mr. Snider was already asking for the 15% bonus density.

The Commissioners thanked Mr. Snider for his presentation.

The Commissioners held discussion on the following topics:
Density, green space and pond questions of the development
15% bonus density is not a sure thing

Septic systems- drip systems

House plans, deed restrictions

Commissioner Schaadt said he would ask Mr. Snider for more information on the above topics.

The Commissioners also discussed:

Five- acre lots

Old Business

Medical Marijuana Update

Commissioner Schaadt reported the Township Trustees passed a resolution on medical marijuana that can be reversed if needed.

Remaining Text Amendments from Zoning Inspector/Trustees

Kennels

Discussion was held regarding Kennels and no motion was made.
Commissioner Schaadt said he would discuss Kennels with APA Lecklider.

Article 9, Section 904, 905- General Requirements

Commissioner Walker recused herself from this discussion.

Commissioner Schaadt read an email from APA Lecklider.
“Setback” is under question because it is not consistently defined within the zoning code: center of road; front of property; edge of pavement.
The Zoning Commissioners decided to communicate with the Board of Zoning Appeals to discover specifically what setback was under question.
This discussion was tabled until a later meeting.

Set Next Meeting

The next meeting was tentatively set for August 21, 2017 at 7 PM with the possibility of being cancelled.

Adjournment

At 8:50 PM, Commissioner Schaadt made a motion to adjourn the meeting. Commissioner Paumier seconded the motion and the motion passed by unanimous vote.