

Granville Township Zoning Commission
October 16, 2017

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: Schaadt, Preston, Walker, Lonzo

Absent: Commissioner Paumier

Approval of Minutes

Commissioner Schaadt made a motion to accept the minutes of the June 5, 2017, with the amendment by Commissioner Preston to include Keith Lonzo as an alternate instead of guest. 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 Chair

Commissioner Schaadt asked if the Commissioners had seen the solar panels projects are up and running. The Commissioners discussed the solar panels. Commissioner Schaadt noted a 150-foot setback is very close to the road and may want to revisit solar panels at a later date.

Commissioner Schaadt noted he had not heard from the Silver Street PUD.

Public Comment

There was no public comment. Commissioner Schaadt closed the Public Comment.

Old Business- Remaining Text Amendments form Zoning Inspector/ Trustees

- a. Article 9, Sections 904, 905-General Requirements- Commissioner Walker recused herself from the discussion. The language states 5 acres lots are inclusive of easements and exclusive of right-of-ways. Commissioner Schaadt said he had received feedback from Austin Lecklider and Brad Mercer. There was a concern among the commission that Zoning Board needs to look at consistency. Lecklider said he tended to agree with the Zoning Board's assessment; however, a clear definition of an amendment is needed. Commissioner Schaadt said, in the past the Zoning Inspector has approved

5.0 acres and now they are legal non-conforming and a property owner needs to go in front of BZA for lot improvements. However, Commissioner Schaadt said the Zoning Inspector has lately been taking into consideration the right-of-ways. Discussion was held on how to create consistency in right-of-ways and setbacks for lot approvals. Commissioner Schaadt said he thought there might be resistance to making changes from the Planning Commission and he would speak to Brad Mercer and report back to the Commissioners.

2018 Planning

Commissioner Walker rejoined the meeting at this time. Commissioner Schaadt reported on outstanding text amendments that have been put in a folder to present to the Trustees all at one time: removing Kennels language; add physical fitness center to recreational facility; Section 406- will change language to meet the ORC of reconstruction; possibly the 5 acre zoning. Commissioner Schaadt explained the timeline for the process of adding new language to the code.

Commissioner Preston asked if the Township Zoning Map should be updated. Commissioner Schaadt said he would ask the Trustees if they wanted the map to be updated. Discussion was held on updating the map.

Set Next Meeting

The next meeting was scheduled for January 15, 2018 at 7 PM.

Adjournment

Commissioner Preston made a motion to adjourn the meeting at 7:41 PM. Commissioner Schaadt seconded the motion and the motion passed by unanimous vote.