

Granville Township Zoning Commission

February 5, 2018

7:00p.m.

Rob Schaadt called the meeting to order at 7:00pm

Members present: Rob Schaadt, Keith Lonzo, Vince Paumier, Susan Walker and Judy Preston.

Also present: Tim Klingler and Trustee Dan VanNess.

Minutes for the October 16, 2017 meeting were tabled until the next meeting.

Announcements of Chairman:

- a) Rob Schaadt announced that he will attend the River Road Task Force meetings in case anything zoning-related comes up.
- b) New Trustee contact for the year will be Dan VanNess.
- c) He attended the winter conference.

Public comment:

- Trustee Dan VanNess stated:
 - He offered appreciation to the Zoning Commission members for serving on the committee.
 - Will look into who the new alternate will be.
 - He explained to the members the difference between what they do as opposed to what the BZA does.
 - He referred any questions to Travis Binckley, who keeps track of what BZA and Zoning Commission do.
- Vince Paumier asked Trustee VanNess about adult entertainment in the Township, which is prohibited by the code; Dan VanNess suggested asking Austin Lechligher, Assistant Prosecutor, how to handle the issue; Mr. VanNess suggested working on a plan, and suggested not “reinventing the wheel” if they need to write something in the code

Old business – Remaining Text Amendments from Zoning Inspector/Trustees:

a. Article 9, Sections 904, 905 – General Requirement - (Susan Walker was recused from this discussion.) Rob Schaadt mentioned a nonconforming lot with a house on it, wondering if it has to go to the BZA. He suggested changing the language throughout the section of the Code to read “inclusive of road right-of-ways and easements of record”. Judy Preston would like to see the Zoning Commission

consistent through all districts; Keith Lonzo agreed. There was discussion about the phrase appearing in R1, AG, CCRC, PRO, M1, and the definition on page 17, everywhere except Conservation. Rob Schaadt will get the change together and put it in the file for when other instances are dealt with. Judy Preston will search through the Code to make sure all necessary places for the change are noted.

b. Meeting 1/25/2018 with LCRP – Rob Schaadt met with representatives from the LCPC to discuss pros and cons of making changes to the Resolution which would include R-O-W in calculations for minimal lot sizes. They did not have a problem with changing within all districts in order to keep the code uniform.

Also discussed potential Map Amendments.

c. Based on an unrelated conversation with Trustee Kevin Bennett, Rob Schaadt noticed an error on Page 67 of the Zoning Resolution under Conditional Uses (GB). An “LB” district is referenced and this district does not exist. It was decided that this correction be included in the next round of Text Amendments.

New business:

a. Text Amendment – Pg. 67, Conditional Permitted Uses (GB) #6, “LB District”

b. Discuss a new Zoning District, possible “C-2” – Rob Schaadt mentioned considering a separate zoning district for properties with significant easements on them such as Spring Valley (which has multiple easements) or any properties purchased with Green Space money. As C-1 is for nature preserves, Vince Paumier suggested leaving Spring Valley as GB, until someone addresses the issue. Judy Preston didn’t think that Spring Valley needed its own C-2 district. Susan Walker suggested changing Spring Valley to C1. Rob Schaadt and Keith Lonzo agreed.

c. Columbus Road – Two parcels possibly mislabeled on Zoning Map – Rob Schaadt reported that 2 businesses on Sunset are both still zoned R-1. Both went through the map amendment process, and were approved, but no one took that to the Planning Commission. Travis Binckley needs to take care of that. There was discussion about whether the business should be rezoned to GB since Evergreens is part GB, and part R-1. Dan VanNess said that, if changed, the property would be grandfathered. Judy Preston wondered if it is possible to rezone portions of properties. Rob Schaadt suggested tabling the decision, and will ask the Planning Commission to print maps that they can look at. Susan Walker and Vince Paumier saw no reason to alter someone’s property zoning if it is not necessary.

d. Discuss Zoning Map Amendments - Rob Schaadt reported speaking to Travis Binckley concerning 4 lots within an existing PUD that have 75’ setbacks and are non-buildable lots because of topography. They have been told to go to the BZA or they would have to apply for a PUD modification which would have to come back in front of the Zoning Commission..

Next meeting is scheduled for March 5, 2018, 7pm. Rob Schaadt said the goal for that meeting will be to set timelines and make final review of text amendments.

Judy Preston moved to adjourn the meeting. Rob Schaadt seconded. Meeting was adjourned 7:55p.m.

Cathy Klingler, Scribe