

**Granville Township Zoning Commission**

**Regularly Scheduled Meeting**

**April 2, 2018**

**7:00pm**

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

Also present: John Whittington and Township Trustee Dan VanNess.

Rob Schaadt called the regularly scheduled meeting to order at 7:25pm

Approval of meeting minutes for March 5, 2018 and October 16, 2017:

Rob Schaadt moved that the minutes be approved. Judy Preston seconded. All approved.

Announcements of Commission Members: None

Announcements of Chairman:

Chairman Schaadt introduced John Whittington as the new alternate. John Whittington introduced himself as a retired prosecuting attorney who teaches some classes, and has lived in Granville since he was 10 years old.

Public Comment - none

Old Business – Remaining Text amendments from Zoning Inspector/Trustees

- a. Discussed Public Hearing/possible votes:
  - Judy Preston suggested voting on the text amendments at the current meeting. Susan Walker agreed.
  - Commission Members Voted to recommend text amendments with the LCPC conditions to the Township Trustees. Rob Schaadt will present the changes to the Township Trustees' meeting.
- b. Kennels:

The following information was shared during discussion:

- Zoning Commission should work toward regulations regarding kennels and changing the use of a new structure
- In the Residential and Agricultural districts under 1 acre, there should be no additional kennel buildings, noting there is no difference between a “kennel” and a “boarding kennel” in the Revised Code
- As stated in the Revised Code, “kennels not permitted in the Residential District” is not enforceable; in the Agricultural District, animal husbandry is a permitted use
- The size of a structure can be restricted, as well as setbacks and use
- Kennel operation is restricted on a property under 1 acre in 102.9, page 100.
- Zoning Commission can determine minimum and maximum size, height, and setbacks.
- Wording of proposed text amendment might be “under 1 acre there would be no kennels, for 1-5 acres kennels would be regulated as much as possible per revised code”.
- Members wanted to get input from Travis Binckley as to what is acceptable, and if another township has addressed this issue
- Rob Schaadt tabled the discussion about kennels.

## New Business

### c. What’s next for 2018?

The following suggestions were shared:

- Rob Schaadt suggested contacting the BZA regarding variances that are frequently requested and see if there are any issues for the Zoning Commission
- Judy Preston suggested updating maps that had been previously approved by the Zoning Commission
- Judy Preston suggested changing Spring Valley’s zoning, since it’s currently zoned Business
- Susan Walker suggested talking to Travis Binckley for suggestions
- Dan VanNess suggested looking at changing the ownership of buffer zones in PUD’s, related to cutting

down trees in the buffer strip; he added that the Zoning Commission might want to take the Home Owners' Association out of the ownership; Judy Preston suggested putting a conservation easement on the buffer zones; Rob Schaadt said that the HOA would still retain ownership

Set Next Meeting: The next meeting was scheduled for June 4, 2018, unless there is no reason to meet.

Adjournment: Rob Schaadt moved to adjourn the meeting. Judy Preston seconded. Chairman Rob Schaadt adjourned the meeting at 8:07pm.

Cathy Klingler, Scribe