

Granville Township Zoning Commission

Public Hearing for Estates at Olde Orchard Farm PUD

June 18, 2018

7:00pm

Judy Preston called the public hearing to order at 7:00pm

Roll Call - Members present: Commission Members Vince Paumier, Keith Lonzo, Judy Preston, Susan Walker, and John Whittington.

Also present: Julian Smith, Scott Hale, Pattie Weisant, and Linda Cannizzaro

Seating of John Whittington, new alternate:

Susan Walker moved to seat John Whittington as the new alternate commission member. Vince Paumier seconded. All were in favor. Motion passed.

Swearing in all Witnesses:

Susan Walker swore in Pattie Weisant and Julian Smith.

Taking of Testimony – Commissioner Preston

Presentation by Applicant:

Pattie Weisant, representing William Kraner Real Estate Company, stated her objective was to have the setback changed from 75' to 50' for all lots as the terrain on the lots drops off. Lot 11 was granted a setback variance by the BZA. The following information was gleaned by questioning the applicant:

- Lots 13 and 15 have been filled
- There are no foliage or sidewalks in Olde Orchard Farm Estates

- There is no frontage on the transportation corridor
- Desire is to change setback for all lots in order to be consistent, even though setback only affects a few lots; 8 lots are fine with the 75' setback
- Licking County Planning is in agreement with the request
- Orchard Wood is a private drive, but the intention is it will be given to Granville Township

Public Comment:

Judy Preston swore in Linda Cannizzaro.

Linda Cannizzaro, Lot 19, 109 Orchard Wood, stated her house is under construction and she is opposed to Lots 15-20 having a 50' setback; she noted the original request was to change the setback for only Lot 11; she is not opposed to lots across the street from her having a 50' setback, but to change those on her side of the street after her house is already built would greatly affect her house and her view; she added that, if Lots 15-20 have already been sold with a 75' setback, that is how they need to be.

Susan Walker confirmed with Pattie Weisant she only wants the lots changed because of the drop-off, even though Lots 15-20 have already been sold with knowledge of the 75' setback.

Keith Lonzo stated the purpose of changing the setbacks is only for Lot 11. Pattie Weisant stated the BZA recommended all lots be changed, so other property owners wouldn't return wanting a variance.

Vince Paumier suggested an alternative to doing all the lots would be to look at Lots 10, 9, 8, 7, and 6. Judy Preston stated that was not what was applied for. Vince Paumier asked if the applicant would be willing to amend the application to reduce the setbacks for only Lots 6-10. Pattie Weisant was agreeable. Keith Lonzo stated each property owner could apply individually, if they so desired.

Judy Preston suggested three options:

1. Vote on the application before the Zoning Commission
2. Applicant could withdraw the application
3. Applicant could resubmit an amended application

John Whittington asked if the applicant is planning on submitting another application or withdrawing her application. There was no response.

Judy Preston closed the public comments at 7:25 pm.

Commission Exhibits Introduced – Commissioner Preston

Discussion on Findings:

Judy Preston stated having the following:

- The application
- A letter from the County Commissioner
- A direction by the Licking County Health Department to check the septic system
- A letter from the Licking County Planning Commission asking if moving the setback would affect off-street parking (must provide enough parking for 2 cars)

Susan Walker stated she:

- Marked the email from Brad Mercer as Exhibit 1
- Marked the email from Chad Brown as Exhibit 2
- Marked the minimum parking spaces notification from Granville Township zoning regulations as Exhibit 3

Susan Walker stated Linda Cannizzaro presented a good case; John Whittington and Keith Lonzo concurred.

Susan Walker stated she would be open to an amended application for Lots 6-10, excepting Lot 11.

Pattie Weisant withdrew the application.

Judy Preston concluded the public hearing at 7:29pm.

The following discussion continued among Commission Members:

- Vince Paumier suggested looking at Lots 6-10, 12, 21, and 22.
- Judy Preston stated the Commission has the option to do nothing and let lot owners come before the Zoning Commission

- Judy Preston will see how much of the original fee was spent, and determine how much would need to go towards a re-application.

Adjournment: The public hearing was adjourned.

Cathy Klingler, Scribe