

Granville Township Zoning Commission

Regular Scheduled Meeting

August 6, 2018

Chairman Rob Schaadt called the regular meeting to order at 7:00 p.m.

Zoning Commission Members in Attendance: Rob Schaadt, Vince Paumier, Judy Preston, Susan Walker, and Keith Lonzo.

Others in attendance: Dan VanNess and John Whittington.

Approval of June 18, 2018 meeting minutes:

Judy Preston noted changes she had requested after reading the minutes for review, and also confirmed that Linda Cannizzaro was sworn in. Judy Preston moved to accept the minutes for the June 18, 2018 public hearing, as amended. Susan Walker seconded.

Judy Preston moved to accept the minutes for the June 18, 2018 regular meeting. Susan Walker seconded.

Announcements of Commission Members:

Judy Preston reviewed suggestions she made to Pattie Weisant at the June 18, 2018 public hearing, and assumed Ms. Weisant's inclination would be to not return to the Zoning Commission. Rob Schaadt talked about needing an accounting from Fiscal Officer Miller regarding postage, the scribe's time, advertising in The Sentinel, and the cost of the meeting. Cathy Klingler, scribe, confirmed Pattie Weisant had not returned to the BZA.

Announcements of Chairman:

There was discussion about recording only the Zoning Commission's public hearings, and not the regular meetings. Susan Walker moved to only record the public hearings of the Zoning Commission. Judy Preston seconded.

Public Comment: none

New Business:

a. Columbus Road/CEDA - General Thoughts

Rob Schaadt mentioned an email from Bryn Bird regarding an article previously published in The Sentinel. In summary, Grow Licking County was looking for a place to create a research corridor, possibly on Route 16 between Paramount and Owens Corning Fiberglas, where there was no water. The consensus was that not enough information was known about the proposal. There was

discussion about where water would come from, and Judy Preston noted that some of the area was zoned Ag, M1 and R1. Rob Schaadt mentioned he would be the Zoning Commission's representative on an upcoming committee. Trustee VanNess explained the meeting would be held to answer the question of what the Township and Village could do to increase Granville's tax base, using only commercial properties, and not adding residential properties. The consensus of the board was approval of promoting commercial development on Route 16, but not having another housing development. Rob Schaadt defended the proposal as it supported the Comprehensive Plan, and said water, sewer and broadband needed to be in place before the development began. The upcoming meeting would be on Aug. 23, 2018, at 6:00pm, at an undetermined location. Trustee VanNess said later the meeting would be at the Senior Center.

b. Lot Definition

Rob Schaadt reported there was modification in the Code to the definition of a lot as a "single lot of record". He related the discussion to the lot on which an owner recently wanted to build an accessory structure, but which did not house his primary residence. Rob Schaadt described the application, which went to the BZA, and explained the old language would have considered the two lots as one. There was discussion about what should have happened with the application, as well as the definition of "primary structure", "accessory structure", and "permitted use". Rob Schaadt said he would call Zoning Inspector Binckley with a summary of the Zoning Commission's opinions.

c. PUD Amendment Process

Judy Preston stated the PUD amendment process used at the time was awkward, and only questions that applied to what needed to be changed should be answered. There was discussion about the recent PUD amendment process for Olde Orchard Estates. In defense of the process, Susan Walker said neighbors needed to know what was requested, and applicants should follow the thoughtful process the Zoning Commission followed in order to preserve the Township. Judy Preston stated she was inclined to only change things that really needed to be changed, without having a streamlined process for such amendments. John Whittington, Zoning Commission alternate, supported an administrative process, which included notice to neighbors, and was not so easy for an applicant. The commission was in agreement the developer's attempt to sell more lots was not the Zoning Commission's concern.

Vince Paumier asked why the Zoning Commission had the final say rather than township trustees. Rob Schaadt stated that Granville Township was unique in

that the PUD approval process was the only thing done as a Zoning Commission that was not a recommendation to the Board of Trustees for their approval. He added the Resolution was set up to give the Zoning Commission the final approval. Susan Walker stated the Zoning Commission had time to delve into issues, while trustees had more on their plates. Rob Schaadt asked Trustee VanNess if the trustees would want to be part of the approval process. It was noted it would add more time to the process. Trustee VanNess didn't see how it would benefit the trustees to have final approval, and wanted to leave it in the Zoning Commission's hands. Trustee VanNess talked about the proposal of turning over the roads of Olde Orchard Estates to the Township, which would necessitate re-milling, and would be a huge expense to the Township; he added the county owned all the roads.

Old Business

a. Kennel – Step Two

Rob Schaadt asked if Zoning Commission members wanted to do anything about Step Two concerning Kennels, or put it on the back burner. No one wanted to do anything about it at the time.

Zoning Map

Rob Schaadt suggested waiting to see how other proposals advanced, and then possibly have a public hearing, rather than go through the whole process of altering the zoning map beforehand. Trustee VanNess stated Fiscal Officer Miller found language for 1805 Columbus Road, and stated there would be map changes coming forward.

Set Next Meeting

Rob Schaadt reminded the commission of the meeting on Aug. 23, 2018. He suggested the next Zoning Commission meeting be Sept. 17, 2018, but said it would likely be canceled; the next meeting would be Oct. 1, 2018. He confirmed he would talk to Fiscal Officer Miller and Zoning Inspector Binckley.

Adjournment

Rob Schaadt moved to adjourn the meeting. Judy Preston seconded. The meeting was adjourned at 8:00pm.

Cathy Klingler, Scribe