

Granville Township Zoning Commission

Regular Meeting

January 7, 2019

Minutes

Rob Schaadt, Chairman, called the Granville Township Zoning Commission meeting to order at 7:00pm. Members present were Rob Schaadt, Judy Preston, Keith Lonzo, and Susan Walker. Vince Paumier was not present. Also present were Bryon Reed (Terra Nova) and Dan VanNess (Township Trustee).

Approval of December 3, 2018 meeting minutes: Rob Schaadt moved to accept the December 3, 2018 minutes as amended, having previously made a change in wording. Judy Preston seconded. All agreed. Minutes were approved.

Approval of October 29, 2018 meeting minutes: Rob Schaadt tabled the approval of the October 29, 2018 minutes until the next meeting when there could be three members present who were also at the October 29, 2018 meeting.

Announcements of Commission Members: None

Announcements of Chairman: Rob Schaadt announced John Whittington would be on the Board of Zoning Appeals, and would no longer be an alternate to the Zoning Commission. Dan VanNess stated Tara Parsley wanted to only be an alternate.

Public Comment: Dan VanNess asked if any member was interested in attending the Ohio Township Conference to be held January 30 – February 1, 2019. Judy Preston would not be able to attend; Susan Walker and Keith Lonzo might attend; Rob Schaadt would attend.

New Business - PUD - Preliminary Work Session:

Rob Schaadt had previously reviewed the potential development off Route 661 with Zoning Inspector Travis Binckley, and described the location to the Zoning Commission. He stated all lots were over five acres, but the Zoning Resolution (Code) stated the development had to be a PUD if a new road was to be built.

Bryon Reed, 100 Glyn Carin Lane, Granville, with Terra Nova Builders, stated his purpose was to share his proposal and get feedback. He stated the following:

- He was not asking for lots to be less than five acres
- He wanted to ask for buffers on the back of lots
- He explained the need for a future retention pond
- His intent would be to have lots with 250' of road frontage
- Proposal would be a private drive so property would not be land-locked
- Total of 46 acres; 8 lots.
- Discussed option of shared ingress/egress for two lots
- He met with Brad Mercer who wanted Glyn Carin to be extended to Route 661, essentially being a through street but Bryon Reed didn't want a through-street

Rob Schaadt expressed two concerns:

1. He would have to have something in writing from Brian Bosch (Ohio Department of Transportation)
2. Through-road versus cul-de-sac was a concern as it would change the characteristic of Glyn Carin

Rob Schaadt stated the current language stated it had to go through as a PUD, and 50% would have to be designated for Open Space.

Bryon Reed shared options for having 50% for Open Space, and asked if the mandatory 50% could be altered to 35%. Susan Walker stated the mandatory language probably would not be waived. Mr. Reed talked about clustering lots versus having five-acre lots.

Rob Schaadt reinforced the Zoning Resolution (Code) language stated the development would have to be a PUD. Mr. Reed asked who would enforce the regulations. Mr. Schaadt stated Mr. Reed would have the option of applying to the Zoning Commission for a text amendment to have the language changed, but Mr. Reed was not interested.

Judy Preston asked if Mr. Reed could get a variance to not develop the project as a PUD. Keith Lonzo defended a PUD as being an area intended to preserve green space and increase density. Rob Schaadt shared his biggest concern: the safety of a through-road. He also stated the elimination of the Open Space

requirement would not be a minor deviation as suggested by Mr. Reed. He gave legitimate examples of minor deviations.

Rob Schaadt suggested the following options for Mr. Reed:

- He could go to the BZA for a variance requesting to be exempt from being a PUD
- He could go the route of trying to amend the language
- He could come up with a different plan that would meet Open Space requirements of Section 912

Mr. Reed criticized the Zoning Commission Code, but Zoning Commission members defended the Code.

Susan Walker suggested looking at the conservation space to see what could be done with it.

Rob Schaadt asked what Mr. Reed's next plans would be. Bryon Reed stated he would do the following:

- Figure out the through-street by conferring with Licking County
- Have the engineer start working on it
- Get variances
- Make application

Rob Schaadt suggested Mr. Reed come back for another work session before making application. Dan VanNess suggested he also get the fire chief's input.

New Business - PUD - "unbuildable land" pg.72:

Rob Schaadt referenced the term "unbuildable land" on page 72 of the Zoning Resolution (Code), and questioned whether Zoning Commission members felt they needed to define "unbuildable land". Susan Walker stated the definition would have to be broad, and added the omission of a definition gave the Zoning Commission discretion.

Rob Schaadt made suggestions for the next Zoning Commission meeting, and suggested looking at the previously considered map amendments when Vince Paumier could be in attendance.

Set Next Meeting: The next Zoning Commission meetings were tentatively set for January 21, February 4, and February 18, 2019.

Adjournment: Rob Schaadt moved the meeting be adjourned. Judy Preston seconded. All agreed. The meeting was adjourned at 8:35 p.m.

