

# **Granville Township Zoning Commission**

Regular Meeting

February 18, 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, Vince Paumier and Susan Walker.

Also present were Robert O'Neill and Bryn Bird (Township Trustee).

**Approval of January 7, 2019 meeting minutes:** Rob Schaadt moved to approve the January 7, 2019 minutes. Judy Preston seconded. All agreed. Motion passed.

**Approval of October 29, 2018 meeting minutes:** Judy Preston moved to approve the October 29, 2019 minutes. Rob Schaadt seconded. All agreed. Motion passed. (Susan Walker and Keith Lonzo did not vote, as they were not at the October 29, 2018 meeting.)

## **Announcements of Commission Members:**

Vince Paumier asked if the Zoning Commission would be getting a new book. Rob Schaadt confirmed that would be something Fiscal Officer Miller would do.

**Announcements of Chairman:** Rob Schaadt announced the Township Trustees appointed two alternate members: Mark Newcomb and Christine Rainey.

**Public Comment:** none

### **New Business – SR 37 PUD – Preliminary Work Session:**

Robert O’Neill, 2431 Lancaster Road, Granville, stated part of a 70-acre property on SR 37 might be developed as a PUD, and he wanted to have a discussion about possible lot sizes and required green space. The following information/suggestions were exchanged:

- Lots would be roughly 4-acre lots; some could be smaller, some larger
- Being developed as a PUD denotes smaller lots, but the density could increase (15% more density with “high quality design”)
- Explained details about the layout of a PUD
- Regarding stipulations for green space, suggested including a Township green space easement so overall green space would comprise 50%
- Easements would be inspected annually
- Superintendent of Schools and Fire Chief would likely weigh in; adequate turn around was needed for school buses
- Travis Binckley, Granville Township Road Superintendent, didn’t like islands in the middle of cul-de-sacs
- Timeline would depend on one’s organization; they have varied between 3 – 10 months in the past
- Suggested he come back for a work session when he had more plans

Robert O’Neill, utilizing Gary Schmidt as a planner, requested feedback concerning the location of the entrance. There was concern about the amount and speed of traffic on Route 37; entrance could be moved further north from what was initially presented; ODOT should be consulted; riding trail could be considered open space

Zoning Commission members offered ideas that would be helpful and issues Mr. O’Neill might encounter.

### **New Business – Overlay Zoning District:**

Rob Schaadt described an overlay district and the procedure for establishing a new overlay district versus doing a map amendment; he mentioned this could work well for the advisory board that has been discussed in the current MOU with the Village. The advisory board would give input on individual developments as well as provide non-binding recommendations both in the creation of the district as well as for future projects. It was suggested that the

Township/Village hire a planner to help with the process, if this would be the direction the Trustees would decide to take. Bryn Bird, Township Trustee, gave feedback per her position as a Township Trustee.

Vince Paumier discussed what was in the Code about restrictions and requirements concerning overlay districts (Section 914) and PUD's. Bryn Bird said she would consult with Jeremy Johnson (Village Council member).

### **Old Business – AG requirement for new developments, pg.61**

Rob Schaadt reported Austin Lecklider recommended moving forward with amending the resolution to come into compliance with the Ohio Revised Code, Section 904, page 61, which was only in the AG district; he explained the language states one must do a PUD, but it was unenforceable. **Rob Schaadt moved to make a text amendment application to remove the last sentence, "Any new development in the AG district that proposes one or more internal streets and/or five or more lots shall only be developed as a Planned Unit Development in accordance with Section 912 of this zoning ordinance."** **Judy Preston seconded.** All agreed. Motion passed. Rob Schaadt explained it would require a public hearing, and then would go to the Township Trustees; he added March 11, 2019 would be the application deadline, March 25, 2019 would be the Licking County Planning Board Meeting, and suggested the public hearing be scheduled for April 15, 2019. All were in agreement.

### **Old Business – Comprehensive Plan/Zoning Map**

Rob Schaadt explained the Zoning Commission was looking at the Columbus Road Corridor to see areas where there were contradictions between the Comprehensive Plan and the Zoning Map, based on the recent map amendment on Columbus Road.

Vince Paumier asked why the zoning map should be changed if a property like Spring Valley could never be developed. Rob Schaadt explained map amendments and changing zoning versus giving conservation easements; he didn't see any sense in moving forward if the trustees wouldn't be in support. The issue concerned possible future sales and the reversal process of properties purchased with Open Space funds. It was discussed that, with a map amendment, zoning could be changed back to the original zoning in the

future, but a layer of protection would be provided for properties purchased with Open Space Funds.

Bryn Bird suggested the trustees might not be unanimously in favor of such an amendment.

Rob Schaadt suggested the Columbus Corridor area should be limited in scope as to what change was actually desired on the comprehensive plan map.

Keith Lonzo offered to do an enlargement of the Columbus Corridor area for ease in viewing and comparing maps. It was emphasized the Zoning Commission wanted to look at a small area on the comprehensive plan map which was currently shown as residential, of which some had been used as commercial in the past.

Set Next Meeting: Tentative Zoning Commission meeting dates were set for March 18, 2019 and April 1, 2019.

Adjournment: Rob Schaadt moved the meeting be adjourned. Judy Preston seconded. All agreed. The meeting was adjourned at 8:20 p.m.

Cathy Klingler, Scribe