

Granville Township Zoning Commission

Regular Scheduled Meeting

April 15, 2019

Rob Schaadt, Chairman, called the Granville Township Zoning Commission meeting to order at 7:05 p.m. Members present were: Rob Schaadt, Judy Preston, Susan Walker, Vince Paumier, and Keith Lonzo.

Approval of February 18, 2019 meeting minutes:

Rob Schaadt moved the February 18, 2019 minutes be approved. Judy Preston seconded. All agreed. Motion passed.

Announcements of Chairman:

Rob Schaadt mentioned Keith Lonzo's request to resign from the Zoning Commission, and suggested Mark Newcomb as a replacement. Keith Lonzo offered to be an alternate. Dan VanNess, Township Trustee, [in absentia] expressed gratitude for Mr. Lonzo's time served, and would mention the request at the April 24, 2019 Township Trustees' meeting for the Trustees' approval.

Old Business – Text Amendment Section 904

Susan Walker moved to recommend Text Amendment 904 to the Granville Township Trustees. Judy Preston seconded. All agreed. Motion passed.

Old Business – Overlay Zoning District for the Columbus Road Corridor

Rob Schaadt described his and Bryn Bird's meeting on March 20, 2019 with the City of Marysville City Manager Terry Emery and Economic Development Director Eric Phillips. He explained an Overlay District (a new district for Granville Township) would establish rules and requirements, but the Township Trustees would need to review it before the Zoning Commission would do anything. An Overlay District would offer the following:

- Allow Village to have more voice in the "research corridor" on SR 16
- Any input by the Village would be a non-binding recommendation per the ORC
- Increase economic development
- Be a better partner with the Village
- Village would run water lines and sewer
- Make better tax base for schools
- Would be written by someone outside Zoning Commission (for expertise in language)

Susan Walker explained both sides of the issue. Rob Schaadt stated the following benefits, if adopted:

- Water and sewer
- Increase in property value
- What would be allowed compared to what was allowed in the Agriculture district, for example
- Way for people to stay in Township without annexation into Village
- Would not force property owners to change their current zoning

Rob Schaadt stated with such an agreement in place, the Village might be more willing to consider amending their current policy of “no water and sewer without annexation”.

Old Business – Comprehensive Plan

Rob Schaadt stated the original intent was to see if changes should be made to the Comprehensive Plan Map based on the recommendation of Brad Mercer.

There was discussion about several properties along Columbus Road that would perhaps be better shown as future business rather than residential.

Judy Preston suggested fixing the Comprehensive Plan Map because of obvious errors. Susan Walker read a portion of the Comprehensive Plan dealing with changes in zoning.

There was discussion about the amount of time required by both the Zoning Commission and the Township Trustees to make changes in zoning. The commission members agreed that, while a change would be beneficial, it should be put on hold for the present, given the very few properties in question. Changes to the properties could be addressed in the future when potential properties along the “research corridor” could be identified, or when there would be an update to the Comprehensive Plan.

Old Business – Zoning Map

Township-owned properties purchased with Open Space funds included:

- Burg Street
- Quisenberry property
- Spring Valley Nature Preserve
- Gordon property by Spring Valley

There was discussion about whether to do anything to change current zoning in the above-specified properties to a Conservation district. As of the meeting date, the properties were shown in zoning districts varying from Agriculture to Manufacturing. To make the Map reflective of the intent of the properties, a rezoning would add a layer of protection. Although the properties were purchased with Open Space funds, there were [at the time] no easements to prevent them from being sold and developed. If the properties were changed to a Conservation District, and the Trustees wished to sell and/or develop them in the future, they would have to go through the process of a rezoning. During this process

there would be the requirement for two public hearings to provide an opportunity for residents to speak on the issue.

Mr. Schaadt was not in favor of rezoning private properties, rather only the properties the Township owned (those purchased with Open Space funds).

After further discussion, all commission members were in favor of rezoning the specified properties to a Conservation District. Rob Schaadt said he would ask the Trustees if they wanted the changes to be made, but he believed Trustees Bird and VanNess were already in favor of rezoning.

Judy Preston suggested she and Mr. Schaadt attend a Township Trustee meeting, where she could speak on behalf of the Land Management Committee.

Set Next Meeting:

Rob Schaadt suggested several possible meeting dates (May 20, June 17, July 15, and August 19, 2019), but said the Zoning Commission likely wouldn't meet until September 16, 2019, unless something came up.

Adjournment: Rob Schaadt moved the meeting be adjourned. Judy Preston seconded. All agreed. Motion passed. Meeting was adjourned at 7:46 p.m.

Cathy Klingler, Scribe