

Granville Township Zoning Commission

Regular Scheduled Meeting

October 21, 2019

Rob Schaadt, Chairman, called the Granville Township Zoning Commission meeting to order at 7:00 p.m. Members present were: Rob Schaadt, Judy Preston, Susan Walker, Vince Paumier, and Mark Newcomb.

Approval of April 15, 2019 meeting and public hearing minutes:

Judy Preston moved the April 15, 2019 minutes be approved. Susan Walker seconded. All agreed. Motion passed.

Welcome New Member – Mark Newcomb

Rob Schaadt welcomed Mark Newcomb as the newest member of the Zoning Commission. Mark Newcomb shared about himself, his family and his work before and after retirement.

Announcements of Commission Members: there were no announcements by Commission members.

Public comment: there were no public comments

Announcements of Chairman: there were no announcements by the Chairman

New Business – Susan Walker’s Discussion on PUD’s

Susan Walker described the process for a recent zoning appeal. Her example regarded Rice v. Village of Johnstown wherein a PUD application was submitted regarding 84 acres, the application was rejected, and an appeal was submitted to the Licking County Court of Common Pleas. Conclusion resulted in favor of the Rice family because no written order had been filed, the Zoning Commission had not followed correct procedures, and there were no specific findings. The transcript showed no detailed findings about why each member decided to deny the application. Rob Schaadt stated Granville Township Zoning Commission must consider 11 criteria before voting to approve or deny an application. Susan Walker suggested [especially when considering a PUD] each member vote to approve or deny, then state their reason per a specific section of the Code, and sign their name on the document; she also recommended a handout entitled Conducting a Zoning Hearing.

There was discussion about the Olde Town West PUD application, and the procedure that was taken. There was also discussion about the Johnstown case and developments coming to Granville.

Old Business – Overlay Zoning District [for the Columbus Road Corridor]

A. Discussion with Brad Mercer on Approach:

Rob Schaadt stated the following:

- Village was concerned about running water out Columbus Road
- Mentioned a TIF being proposed on Weaver Drive and other possible properties
- Overlay District could go forward without CEDA in place, but he wasn't interested in Zoning Commission handling it; should be done by attorneys
- Zoning Commission would do text amendment and map amendment. (He had conferred with Brad Mercer, Licking County Planning Commission)

Old Business – Map Amendments – Township-Owned Properties:

A. Instructions from the Trustees – properties marked Open Space

Rob Schaadt suggested avoiding a text amendment and adding Township-owned Open Space properties to C-1 zoning.

Specific properties were identified to review, and areas were identified that would be in the flood plain.

Rob Schaadt asked about Salt Run; Judy Preston suggested a property on River Road.

Vince Paumier summarized by stating the Zoning Commission wanted to change properties bought with Open Space funds [that are now Agricultural, Residential-1 and General Business] to C-1, meaning they could not be developed. Rob Schaadt stated Conservation Easements could be given to Licking Land Trust.

Properties under consideration were:

- Quizenberry property (which was Residential-1, manufacturing)
- Spring Valley property (which was Business)
- Kennedy-Rader property on Burg Street (which was Agricultural)
- 3 parcels on River Road: 2 with easements, 1 without (which were Agricultural)

Vince Paumier suggested reaching out to Doug Wagner, Chairman of the Open Space Committee. Rob Schaadt agreed, stating a letter from Doug Wagner would be beneficial.

Judy Preston stated the Land Management Committee would be in favor, and suggested reviewing C-1 for a possible change in the purpose paragraph regarding the flood plain.

Judy Preston offered to get a copy of parcels and the Zoning Commission would look at C-1; she offered to send each member a spreadsheet about parcels, including price.

Set Next Meeting:

Rob Schaadt suggested November 18, 2019 for the next meeting. Tentatively, the following meeting would be December 16, 2019.

Adjournment: Rob Schaadt moved the meeting be adjourned. Judy Preston seconded. All agreed. Motion passed. Meeting was adjourned at 7:51 p.m.

Cathy Klingler, Scribe