

Granville Township Zoning Commission

April 17, 2012

PUBLIC MEETING

Minutes

Members Present: Tom McCullough, Chip Blanchard, Steve Brown, Greg Davis, Vince Paumier

I. Roll Call; Membership. Steve Brown took Gayle Mulvey's place, and Vince Paumier took Tara Parsley's place, so we need to recruit two substitute members. Chip will check on the process for voting in a new alternate.

II. Chairman Chip Blanchard called the meeting in response to a request from the Township Trustees to study the issue of One House per Five Acres.

The Zoning Resolution specifies minimum lot size to five acres per dwelling or other permitted uses as listed in Permitted Uses listed in Section 905, Rural Residential District. The Township Trustees felt the language in the Resolution needed to be tightened up. Any changes, however, must be consistent with the Ohio Revised Code.

Timeline.

April 30. GTZC will accept the application and vote on recommendations for changes in the Zoning Resolution.

May 1. Deliver the application to Licking County Planning Commission.

After they meet and provide recommendations, there will be a public hearing.

20-40 days later it goes to Township Trustees.

GTZC holds a public hearing.

Within 30 days GTZC recommends approval or denial or approval with modifications

Township Trustees hold a public hearing within 30 days

Mr. Blanchard met with Dan Van Ness and Bill Mason, and Mr. Mason thought the existing language needed clarification.

Section 803 'encourages' low-density single-family dwellings, while 905 'permits' them. The problem seems to be the number of structures per 5-acre lot. 905 Permitted uses should be defined as one single-family structure per lot.

Dan Van Ness arrived and provided a background for the issue and said there was a loophole that needed to be closed regarding verbiage in 905. Some people want to make a secondary structure into a principal structure. Section 803 should be changed to agree with 905. He added that we are not doing anything with the Comprehensive Plan now but when it is approved, we will look at what changes we

want to make in alignment with the Ohio Revised Code.

Mr. Davis suggested adding in 803, "The purpose of R-1 district is to limit the density of single-family dwellings to one dwelling per 5 acres."

Under 904, insert "One single-family dwelling" to replace Single-family dwellings under Permitted Uses.

The question arose as to whether a farm that is parceled off is in an Agricultural environment or R-1. And it was determined that this does not affect anyone now, only people who want to split their property in the future. The AG should be retained rather than putting a lot of houses on it. But each dwelling must have a 200-foot frontage.

We should not touch 802, AG District.

Next Meeting: Monday, April 30, 7 p.m.

Adjournment: 8:50 p.m.

Respectfully submitted,

Betty Hullinger