

Granville Township Zoning Commission

April 30, 2012

PUBLIC MEETING

Minutes

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

Members Absent: Greg Davis

Visitors Present: Judy Warner, Craig Goodwin and his wife

I. Roll Call; Membership: We need to recruit two substitute members. Mr. Blanchard will check on the process for voting in a new alternate. Jerry Miller can help advise.

II. Chairman Chip Blanchard called the public meeting in order to continue discussion of the language issue in the Resolution regarding One House per Five Acres.

Mr. Blanchard met with Brad at LCPC regarding the language that we thought was appropriate. He did not have anything to say other than since this was established in 2007, the language pertaining to "principal structure" was an issue, he highly recommended including language regarding a definition of this. The principal purpose of R-1 is to limit it to one dwelling per 5 acres. We need to use the same language in 803 and 905

The definition they came up with was: "A principal structure is a structure on a lot on which the main or primary use of the property is conducted." And "no lot shall contain more than one principal structure."

Mr. Blanchard asked whether a Bed and Breakfast would be approved if it is not the principal structure and was told a primary residence and Bed and Breakfast would be approved under Conditional Uses. They provide a nonbonding recommendation, and if we don't like it, we can work on the language.

In the AG district, If someone wanted to divide a farm, each 5-acre parcel must have its own 200 foot frontage.

Public Comments:

Judy Warner said that a neighbor owns 7½ acres and built a pole barn where their son lives, while the family lives in another house. That sounds like a violation to her. Mr. Blanchard thought that anything that we do here would not affect this situation, as it was built under the previous Resolution. This change would not be retroactive. In 2004 the Health Department was the governing body regarding density. That was modified in 2006. Ms. Warner worked hard to deny him from building the barn because it was very close to her house and pond and they have lots of loud parties. Mr. Blanchard told her to look into setback requirements. Mr. Brown said this is precisely why we are here. Under our proposed changes, the pole barn would not be allowed.

Mr. Craig Goodwin stated that our conversation tonight changed his approach a bit. He thanked the group for resolving this problem. He appreciates our being open-minded to those who want to be open to legitimate purposes. He was wondering about maintaining AG zoning where no AG is conducted.

He brought that matter to the attention of the Township Trustees in 2011 and this was to be discussed, but a member of the Township Trustees visited him and asked him to stand down. The member indicated there were some legal issues and further discussion would be forthcoming. He received a letter in October, 2011, from the Zoning Commission saying there was no problem. What we have is a family who are leasing their primary residence to a beautician and living in the barn. This is a five-acre lot. The two families are unrelated. Some people twist the rules for their personal profit and income.

Mr. Blanchard said Mr. Goodwin is correct, and that is the catalyst for moving this to the forefront. That is a loophole in the 2006 language.

MR. PAUMIER MOVED TO ADOPT THE FOLLOWING LANGUAGE:

In 803 (R-1), change to "The purpose of the R-1 District is to limit the density of principal structures to one per five acres. A principal structure is considered to be a structure on a lot within which the main or primary use of the property is conducted."

In 904 (AG), under Permitted Uses, change No. 3 to "One principal structure."

In 904 (AG), under Permitted Uses, change No. 5 to "Private single-family swimming pool incidental to a principal structure."

In 905 (R-1), under Permitted Uses, change No. 1 to "One single-family structure per lot."

In 905 (R-1), under Permitted Uses, change No. 3 to "Private single-family swimming pool incidental to a structure."

MR. BROWN SECONDED THE MOTION AND IT WAS UNANIMOUSLY APPROVED.

Mr. Blanchard said this will be delivered to LCPC and we will cancel the May 7 meeting but plan to meet again on May 14.

Next Meeting: Monday, April 14, 7 p.m.

Adjournment: 8:10 p.m.

Respectfully submitted,

Betty Hullinger