

**Granville Township Zoning Commission**  
June 4, 2012

**PUBLIC MEETING**  
Minutes

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

**Members Absent:** Tom McCullough

Roll Call; Old Business: 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.

Chairman Chip Blanchard called the meeting to order and said the Licking County Planning Commission had made a couple of additions to our proposed changes to clarify the "One house per five acres" sections in the Township Zoning Resolution. The following notes refer to comments by LCPC in their report of May 21, 2012:

**I. Definition. On Page 20, add Structure, Principal: The structure on a lot within which the main or primary use of the property is conducted.**

**II. In Section 802, add To further this purpose, there shall be a limitation of one single-family residential structure and other non-agriculture principal structures per lot of record. Agricultural structures used directly in the operation of the agricultural business as defined in this resolution shall be exempt from this requirement. A single-family residence shall not be considered an agriculture structure for the purpose of this resolution.**

**III. In Section 803, add: To further this purpose, there shall be a limitation of one single-family residential structure and other principal structures per lot of record.**

**IV. In Section 904 (3), change to One single-family dwelling structure.**

**V. After "Signs" add Unless otherwise specified within this resolution, no lot shall contain upon it more than one principal structure.**

**VI. In 904 (5) Change "a dwelling" to the principal structure.**

**VII. In 905 at the end, add Unless otherwise specified within this resolution, no lot shall contain upon it more than one principal structure.**

**VIII. In 905 (3) Change to "Private single-family swimming pool incidental to the principal structure."**

**Mr. Brown moved to recommend to the Township Trustees to conditionally approve the language of the proposed text amendment, the conditions being**

**items 1 through 8 above. This incorporates our recommendations as well as those of the LCPC in a memo dated May 21, 2012. Mr. Paumier seconded, and motion was unanimously approved.**

Next Meeting: We don't need another meeting until we hear from the Township Trustees, so we can meet July 2, 7 p.m., as the next regularly scheduled meeting. Cancel June 18.

Adjournment: 8:00 p.m.

Respectfully submitted,

Betty Hullinger

June 5, 2012

Mr. Dan Van Ness  
3679 Morse Road  
Granville, OH 43023  
Dear Mr. Van Ness:

The Granville Township Zoning Commission met last evening to discuss changes recommended by the Licking County Planning Commission regarding the issue of "one house per five acres." They amended the language we provided to them, and we discussed those changes and found them valid.

Attached you will find the Minutes from our meeting last night which describe LCPC's changes to the Granville Zoning Resolution. This language tightens up the regulations and prevents further loopholes.

We look forward to your favorable response to these changes.

Sincerely,

Chip Blanchard,  
Chairman