

Granville Township Zoning Commission

January 6, 2014

Public Meeting

Minutes

Present: Commissioners Tom McCullough, Vince Paumier, Rob Schaadt, and Chairman Chip Blanchard, Recording Secretary Betsey Hampton

Absent: Commissioner Steve Brown

Guests: Granville Township Trustee Melanie Schott
Keith Wills, Granville, Ohio

Chairman Blanchard opened the meeting at 7:03 p.m.

I. Announcements of Chairman:

Chairman Blanchard reported Zoning Inspector and Compliance Officer Warren May is unable to attend the meeting due to the weather. Chairman Blanchard reported his goal for the evening's meeting was to review information put together by Commissioner Schaadt and discuss what direction to take and whether the Commission will need to add any grandfathering language.

II. December 16, 2013, Zoning Commission Meeting Minutes:

Chairman Blanchard provided the Commissioners with a copy of the December 16, 2013, meeting minutes. The Commissioners reviewed the minutes and reported the following corrections: Commissioner Schaadt reported he has lived in Granville for 16 years, rather than 18 years. Commissioner McCullough reported Commissioner Greg Davis was absent, not present as was reported. Chairman Blanchard reported the last paragraph incorrectly reported Chairman Blanchard spoke to the adjoining property owners. Chairman Blanchard reported the minutes should instead indicate Mr. Wills spoke to the adjoining property owners.

Chairman Blanchard made a motion to approve the December 16, 2013, meeting minutes with the aforementioned corrections. Commissioner McCullough seconded the motion and it was approved by a unanimous vote.

III. Old Business:

Spring View PUD Modification:

Chairman Blanchard reported Mr. Wills attended the meeting to hear the decision concerning the proposed Spring View PUD modification. Chairman Blanchard reported notice was provided to adjoining property owners. The adjoining property owners did not appear to voice any concerns with the proposed PUD modification. Chairman Blanchard reported the commissioners discussed the proposed PUD modification at the December 16, 2013, meeting and were not opposed to it. Commissioner Blanchard reported the Licking County Planning Commission is

also in favor of the proposed PUD modification, pending the Granville Township Zoning Commission's vote.

Chairman Blanchard made a motion to approve the proposed Spring View PUD modification as submitted to the Licking County Planning Commission. Commissioner Paumier seconded the motion and it was approved by a unanimous vote.

IV. New Business:

Discussion of Alternative Solutions to the Recent Zoning Amendment:

Commissioner Schaadt reported he spent time researching and reviewing other township's zoning resolutions and provided examples to the Commissioners. There was discussion concerning what was included in other Licking County Townships' zoning resolutions. Commissioner Schaadt reported he focused on grandfathering.

The commissioners discussed Sections 404, 405, 406, 407, and 509 of the Granville Township Zoning Resolution. How to determine front setbacks was discussed. It was discussed Zoning Inspector and Compliance Officer May reported the way to measure front setbacks varies for platted lots and for lots of record. It was discussed there are many non-conforming lots in Granville Township.

Commissioner Paumier read Section 404 of the Zoning Resolution and questioned whether there could be something added, such as 404 (A), to also address lots of record. Trustee Schott questioned if 403 should be added to grandfather all lots of record. Commissioner Paumier commented he likes the language in Section 404 as it walks through the process and questioned whether Section 403 was needed if Section 404 was instead expanded. There was further discussion concerning this suggestion and how other Townships' zoning resolutions address the grandfathering of lots of record. Commissioner Schaadt reported in his review of the other Licking County Townships Zoning Resolutions, only Granville Township differentiates between platted lots and lots of record. Commissioner Schaadt commented the possible consequences of removing the differentiation between lots of record and platted lots would need to be well discussed and could cause many problems.

Commissioner Paumier suggested keeping Section 404 as it is, and adding Section 404 (A) to address lots of record. Trustee Schott questioned whether the other townships intended to grandfather all platted lots and lots of record, and to treat them the same. Commissioner Schaadt commented he did not find any language in the other townships' resolutions addressing platted lots.

Commissioner Paumier suggested addressing lots which have existing structures on them and not vacant lots. It was discussed the commission will discuss improved lots of record with primary residential structures existing. Something else may be discussed later to address vacant unimproved lots of record.

Trustee Schott questioned the Zoning Commission's intent concerning the letter sent by Trustee Paul Jenks which addressed five issues such as ascetics, grandfathering, etc. Trustee Schott questioned if the Commissioners would tackle all the issues and make recommendations to changes in the Zoning Resolution at one time, or will the Zoning Commission be changing the Zoning Resolution in bits and pieces. Chairman Blanchard commented he thought it would be very difficult to address all the issues referenced by Trustee Jenks at one time. Chairman Blanchard reported it took months for the Zoning Commission to research, review, and determine the previous Zoning Resolution change.

Trustee Schott reported another zoning concern was brought to her attention. Trustee Schott reported there is language in the ORC which has not been adopted by other Licking County Townships, but is recommended. The language allows one dwelling per deed. There was further discussion concerning this issue.

There was discussion whether the Zoning Commission was ready to consult with Assistant Prosecuting Attorney (APA) Lecklider. Chairman Blanchard requested the Commissioners send e-mails with suggestions which he will forward to APA Lecklider prior to the next Commission meeting on January 20, 2014. Trustee Schott reported she was advised the prosecuting attorney's office wanted to know the intent of what the Zoning Commission would like to do, and they and Brad Mercer will help prepare the language.

Adjournment: 8:10 p.m.

Next meeting: January 20, 2014.