

## Granville Township Zoning Commission

May 19, 2014

### Public Meeting

#### Minutes

Present: Commissioners Steve Brown, Vince Paumier, Rob Schaadt, Tom McCullough, and Chairman Chip Blanchard, Recording Secretary Betsey Hampton, Melanie Schott, Granville Township Trustee

Guests: Roger Dunifon, 3464 Loudon St., Granville.  
Chuck Peterson, Granville Sentinel.

I. Chairman Blanchard opened the meeting at 7:49 p.m., followed by roll call.

II. Announcements of Chairman:

Chairman Blanchard announced the purpose of the meeting is to vote concerning the text amendment proposal for Section 403 of the Granville Township Zoning Resolution.

Chairman Blanchard read the following text amendment proposal and provided written copies:

#### **Subject 1: Text amendment proposal**

##### **SUBSECTION TITLE**

Section 403 grandfathering of "existing un-platted Lots of Record."

It is the intention of this resolution to allow the development of property that meets the definition of "lot of record" as of the adoption date of this amendment (the \_\_\_ day of \_\_\_\_\_, 2014; Township Resolution Number \_\_\_\_\_).

1. Such proposed **use and structure** is in accordance with the general plan of the neighborhood, including all setbacks and minimum structure size.
2. Such property is in a zoning district in which such **conforming use and, or conforming structure** is permitted.
3. The proposed structure and improvements have received the approval of the County Health Department (or such other agency as may in the future be charged with the reviewing and approval of such) as to septic and water systems.
4. The applicant for the zoning permit shall have supplied to the zoning inspector copies of the tax map showing the proposed lot and adjacent lots, a site plan for the proposed structure, evidence of approval for the septic and water systems, and any other information which is deemed necessary and appropriate by the zoning inspector in order to allow him to make the determination that the conditions have been met.

If the proposed improvements to the lot of record do not meet the criteria above, the property owner/lessee shall seek the appropriate variance from the Board of Zoning Appeals, as outlined in sections 507-529, prior to the issuance of a zoning permit.

**Subject 2: Text amendment proposal**

**Lot of Record:** A lot, which is part of a “platted” subdivision recorded in the office of County Recorder, or a lot or parcel described by metes, and bounds, the description of which has been recorded.

The proposed language change is the addition of “platted”.

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Chairman Blanchard made a motion to approve the above, Subject 1: Text amendment proposal; Subsection Title, Section 403 grandfathering of “existing un-platted Lots of Record.” Commissioner McCullough seconded the motion and it was approved by a unanimous vote with Commissioner Schaadt-Yes, Commissioner McCullough-Yes, Commissioner Paumier- Yes, Commissioner Brown-Yes, and Chairman Blanchard-Yes.

Chairman Blanchard made a motion to approve the above, Subject 2: Text amendment proposal; Lot of Record. Commissioner McCullough seconded the motion and it was approved by a unanimous vote with Commissioner Schaadt-Yes, Commissioner McCullough-Yes, Commissioner Paumier- Yes, Commissioner Brown-Yes, and Chairman Blanchard-Yes.

Chairman Blanchard reported the Commissioner’s recommendation will be submitted to the Township Trustees. The timeline will begin again. There will be public notice and a public hearing for the Trustees. The Township Trustees may approve, deny, or approve with conditions. Chairman Blanchard discussed there is a possibility the text amendment may return to the Zoning Commission, but it may be approved without any modifications. There was further discussion concerning the timeline for the change and public hearing for the Trustees. Chairman Blanchard will work with Fiscal Officer Miller.

Adjournment: Commissioner Schaadt made a motion to adjourn. Chairman Blanchard seconded the motion and the meeting was adjourned at 8:03 p.m.

Next Meeting: Commissioner Paumier discussed the Zoning Commission will need to meet to discuss possible changes to Section 405 of the Zoning Resolution concerning existing structures. The next meeting will be held on June 2, 2014, at 7:00 p.m.