

## **Granville Township Zoning Commission**

June 16, 2014

### **Public Meeting**

#### Minutes

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

Guests: Todd Willis, Willis Engineering and Surveying, Newark, Ohio  
Byron Reed, Terra Nova Builders  
Terry Tackett, STDT Properties

I. Chairman Blanchard opened the meeting at 7:04 p.m., followed by roll call.

II. Announcements of Chairman:

Chairman Blanchard there will not be an official public comment period and therefore it is not necessary to swear in the public.

Chairman Blanchard thanked the Commissioners for conducting the previous Zoning Commission meeting.

III. Old Business:

Possible Amendment to Granville Township Zoning Resolution, Section 406:

Commissioner Paumier questioned whether Chairman Blanchard received direction from the Licking County Prosecuting Attorney's office concerning the information from the previous Zoning Commission. Chairman Blanchard reported he had not yet forwarded the information to the prosecuting attorney as he would like to talk to the commissioners concerning their thoughts and concerns. Chairman Blanchard commented the discussion at the previous meeting seemed thorough.

Chairman Blanchard commented as the language discussed at the previous meeting was generated for the Zoning Commission, the procedure to adopt should be easier than for the previous amendment.

There was discussion the same process will be followed, such as a public hearing, etc. but as the Zoning Commission commenced the process there will be different time limits, etc. Chairman Blanchard reported he will attach concerns in a letter to Assistant Prosecuting Attorney (APA) Lecklider and hopefully receive a response by the end of the week. Chairman Blanchard commented he believes it is also important to also have the advice and approval of the Licking County Planner.

Commissioner Schaadt discussed at the previous meeting the Township Zoning Commission was addressing Section 406 of the Township Zoning Resolution, existing buildings on non-conforming property. Chairman Blanchard questioned if Article Three came into play.

Commissioner Schaadt reported Article Three was looked at, but the language from Bennington Township seemed better and was more focused.

Chairman Blanchard discussed there is a lot of helpful language in there which Granville Township may address and he liked the points the other commissioners brought forth.

#### IV. June 2, 2014, Zoning Commission Meeting Minutes:

Chairman Blanchard provided the Commissioners with a copy of the June 2, 2014, meeting minutes. The Commissioners reviewed the minutes. Commissioner Paumier made a motion to approve the June 2, 2014, meeting minutes. Commissioner McCullough seconded the motion and it was approved by an affirmative vote with Chairman Blanchard abstaining as he was not present at the June 2, 2014, meeting.

#### V. New Business:

##### Work Session Regarding Possible New Subdivision:

Bryon Reed discussed they have formed a partnership to explore a possible residential development on SR37. A name has not yet been chosen for the partnership or development.

Todd Willis presented his card and draft maps of the subdivision. Mr. Willis reported the property has not been surveyed, but is approximately 100 acres according to the property deed. 42 acres of the property are on one side, and 48 acres are on the opposite side. Mr. Willis reported the land is currently zoned agricultural and is in Granville Township which has a five acre minimum lot size.

Mr. Willis discussed the lot calculations he used for the proposed subdivision. There are 100 acres, which would yield 20 lots. Mr. Willis subtracted existing Right of Ways (ROW), and the proposed ROWs. Mr. Willis reported the length of the roadways are based on the Licking County Planning Commission's requirement of 1500 ft. maximum block length. Mr. Willis discussed road placement and green space placement. Mr. Willis reported the lots would be clustered in the middle of the subdivision. Mr. Willis reported they are preparing to do environmental work and discussed the location of a woodland wetland. Mr. Willis discussed the wetland would be located in 19.2 acres of green space.

There was further discussion concerning road location. Mr. Willis reported they will not continue roads to James Road or to Canyon Road. There was further discussion concerning the map, buildable areas, non-buildable easements, storm water ponds, etc. There will be 44 acres of open space, 44 acres of buildable land, and will ask for the density bonus which is based on high quality design. Mr. Willis reported the open space will be in large chunks so people have better access to the open space and they are more usable. There was further discussion concerning the open space. Mr. Willis reported if the development is granted the density bonus, the total number of lots will be 23, with an average lot size of 1.9 acres. Mr. Willis and the commissioners discussed setbacks, the topography of the lots, and leach field requirements.

Mr. Willis discussed access to the subdivision. Mr. Willis reported they met with the Ohio Department of Transportation (ODOT) concerning access to SR 37. The Licking County

Planning Commission (LCPC) does not regulate the state routes, instead the developers need to obtain a permit from ODOT. A traffic study will need to be done for SR 37 with projections for 20 years. The number of turns are reviewed and Mr. Willis reported he has determined they will be well below the warrant for a left or right turn lane for SR 37. Mr. Willis reported the access to SR 37 was moved north. Mr. Willis reported there is 650-700 ft. site distance and the State of Ohio only requires 450ft. There was further discussion concerning the location of the entrance. Mr. Willis reported they are working on traffic studies with ODOT. Terry Tackett reported the old house will be torn down.

Chairman Blanchard discussed the right turn lane installed at the Roseview Subdivision has been very helpful. Mr. Willis commented if a left turn lane is required by ODOT, the subdivision likely will not be built as it would be too much money for the project's size.

Chairman Blanchard questioned if there was any discussion with the school district. Mr. Tackett reported he and Mr. Reed met with Superintendent Jeff Brown. Mr. Tackett reported Mr. Brown was in favor of the model he was shown. Mr. Tackett reported Superintendent Brown's concerns were of the homes' sizes, how much the packages would cost, etc.

Chairman Blanchard questioned if Superintendent Brown had any concerns about school bus egress, especially on the east side.

It was reported the partners discussed the school bus turnarounds. It was reported there are requirements the roads must be large enough to accommodate school buses turning around, etc. There was further discussion concerning this issue and whether the T roads could be changed to cul-de-sacs. Mr. Willis advised a variance would be needed.

Chairman Blanchard discussed whether the lot sizes should be increased to decrease the challenges to topography. Mr. Willis responded he is going for the maximum density obtainable from 100 acres. There was further discussion concerning this issue and leach field requirements.

Commissioner Paumier questioned if the density bonus adds three additional lots, and Mr. Willis advised it does.

Commissioner Schaadt questioned if there was any thoughts concerning perimeter buffers as it would help with setbacks and make the space more usable. There was further discussion concerning this issue and Mr. Willis commented the current design of the subdivision is a copy of how Roseview is set up.

There was discussion concerning property which is adjacent and has a conservation easement and the other adjacent properties.

The width of the homes was discussed.

Mr. Reed reported he met with Trustees Paul Jenks and Melanie Schott and showed the plans and explained what was being done. Mr. Reed reported he had a phone conversation with Trustee Bill Mason. Mr. Reed reported the Trustee did not have many questions and advised they would rely on the process. Mr. Reed reported he also met with Brad Mercer, LCPC, and received feedback.

Commissioner Paumier questioned if there was any negative feedback from anyone with which the partners have conversed.

Mr. Tackett reported they have not received any negative feedback and were surprised Superintendent Brown was supportive. Mr. Reed discussed the homes would cost \$500,000 or greater and Superintendent Brown did wealth calculation estimates which indicated it would help the school district. There was further discussion concerning this issue.

Chairman Blanchard questioned what the goal for the lot acquisition costs was. Mr. Tackett discussed this has not yet been determined, but compared to Stonecreek where the lots sold between \$75,000 and \$135,000. Mr. Tackett discussed due to location, the price for this subdivision will likely be higher.

There was discussion concerning other neighborhoods and their requirements, the roads being proposed for the subdivision, etc. The Commissioners made and discussed several suggestions to the partners concerning the roads, lots, setbacks, and green space access.

Commissioner Schaadt questioned what is being done to ensure nothing is done to the green space. Mr. Willis discussed they will do what needs to be done such as conservation easement, etc. Mr. Willis reported LCPC requires a certain percentage of the development to be usable green space. Mr. Tackett advised one of their questions is what should be done with the green space. Chairman Blanchard discussed a meandering trail along the north and south property line would be nice and could be utilized by everyone off the back of their property. There was further discussion concerning possible trails.

Mr. Willis reported the next step will be a formal proposal. Chairman Blanchard commented if they are in agreement to making a few small modifications based on the Commissioners concerns to create a desirable space.

Commissioner Paumier questioned if there was anything in the Granville Township Comprehensive Plan which would have any bearing on the proposal. There was discussion concerning some sections of the Comprehensive Plan.

Chairman Blanchard commented he is concerned traffic traveling north on SR37 and going 55-60 mph at the subdivision. Mr. Reed reported they are currently studying the traffic and discussed they could move the egress further north. There was further discussion concerning this issue, turn lanes, and the proposed roads in the subdivision. Mr. Willis reported ODOT advised him if

a left turn lane was required, it would need to be continued to Silver St. Mr. Willis discussed this cost would be prohibitive. There was discussion concerning what is included in the traffic study.

Chairman Blanchard commented this was a forum for everyone to share their comments and concerns. Chairman Blanchard commented public hearings will occur and there may be different concerns. It was discussed after a formal proposal is made, the Commission will respond with written comments. Chairman Blanchard suggested they sketch some of the suggestions and present them to the Granville Township Zoning Commission in two weeks before a formal presentation. Chairman Blanchard reported he will also have a conversation with the school district to see if they have any busing concerns, etc. Chairman Blanchard discussed he likes the topography and it is creative enough.

Chairman Blanchard will attempt to receive a response from APA Lecklider concerning the proposed amendment to Section 406 before the next scheduled Zoning Commission so both topics may be discussed.

#### VI. Adjournment:

Chairman Blanchard made a motion to adjourn the meeting. Commissioner McCullough seconded the motion and the meeting was adjourned at 8:02 p.m.

Chairman Blanchard advised the next meeting will be on July 21, 2014.