

**Granville Township Zoning Commission**  
September 2, 2014

**Public Meeting**  
Minutes

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

Guests: Granville Township Trustee Melanie Schott  
Todd Willis, Willis Engineering and Surveying, Newark, Ohio  
Byron Reed, Terra Nova Builders  
Terry Tackett, STDT Properties  
Chief Hussey, Granville Township Fire Department  
John and Anne Reese, Black Radish Creamery  
Dave Johnson

I. Chairman Blanchard opened the meeting at 7:00 p.m., followed by roll call.

II. Swearing In/ Affirming of Public:

Chairman Blanchard advised there will not be an official public comment period and therefore it is not necessary to swear in the public. If someone would like to go on record, they will need to be sworn in.

III. Announcements of Chairman:

Chairman Blanchard advised the meeting will include an informal work session regarding a possible new subdivision on SR 37. Chairman Blanchard advised the developers the Commissioners would like further specifics concerning the proposed subdivision.

Chairman Blanchard advised there will also be an informal work session concerning Black Radish Creamery.

IV. Approval of the July 21, 2014, Meeting Minutes:

Commissioner McCullough advised there was an error in the meeting minutes and it was decided to table approval of the July 21, 2014, minutes until the next Zoning Commission meeting.

V. Old Business:

Work Session Regarding Proposed PUD on SR 37:

Chairman Blanchard discussed the Commissioners are interested in reviewing changes made since the Licking County Planning Commission work session. Mr. Willis presented new maps of the proposed subdivision and explained the changes. Mr. Willis reported a circle was added for a bus turn around at an intersection on the east side. Mr. Willis reported the circle is similar to a small roundabout and should accommodate the turn radius of busses.

Mr. Willis reported he recently met with an environmental consultant concerning the west side and some lot lines will be changed to avoid streams. Mr. Willis reported one stream in this area will be

crossed. Other streams in this area will not need crossed. Mr. Willis discussed there is a standard 300 feet of stream impact allowed and therefore the developers are trying to minimize stream impact.

Mr. Willis discussed storm water ponds may not be put within existing streams. Previously existing streams would be damned, but this may no longer be done. Mr. Willis reported this creates issues with big lots as water then would need to be collected off property lines, etc. Mr. Willis discussed the developers are looking at the possibility of rain gardens for each house, reviewing costs, etc. Mr. Willis explained how rain gardens would work and advised they are being discussed with the county. There were questions and discussion concerning the rain gardens with the Commissioners.

Commissioner Paumier requested and was provided explanations concerning revision dates of the subdivision maps. Mr. Willis explained the third revision includes lot line changes which should be close to what they will likely be. It was discussed there will be 22 lots.

Chairman Blanchard questioned if the wheel base of a school bus approximates the wheel base of the Fire Department's trucks. Mr. Willis advised the dimensions were used from the larger school buses. Mr. Willis explained there will be a 20 ft. wide paved road with a grass center island. Mr. Willis discussed the outer radius is 45 ft. Mr. Willis discussed the inside wheel path is supposed to be at least 25 ft. Mr. Willis discussed a bus should be able to navigate without backing up.

Mr. Willis discussed there will still be some adjustments concerning lot sizes, etc. before exact acreage is finalized.

Mr. Willis introduced Dave Johnson who does architectural work for Terra Nova. Mr. Johnson put together the vision the developers want for the entrance to the subdivision, the recreation areas, etc.

Mr. Johnson presented pictures of the proposed entrances, portions of the subdivision, and recreation areas which include the Old Park bird and butterfly walk. The Old Park bird and butterfly walk will be a natural, conservation area. They will consult with Franklin Park Conservatory concerning planting vegetation which will attract butterflies and birds. There will be a small area to park and take a nature walk around the pond area, etc. Bird houses would be installed, etc. At the end of the nature trail there may be a small playground. The playground will not be close to the street, but will be a destination of the nature walk. The trail would be an interpretive trail. There was further discussion concerning the nature trail.

Chairman Blanchard questioned if the ponds would be consistently full of water and was advised they will be full of water and will likely have fountains or some type of aerator. Commissioner Paumier questioned the pull off area and was advised it will be a 3 car space area. It was discussed the Fire Department has a requirement anyway for a pull off space where the hydrant will be. There was further discussion concerning the parking area.

The locations and a descriptions of the subdivision sign and recreation facility were provided and discussed.

Commissioner Paumier discussed at the previous meeting he requested bullet points to justify the density bonus. Mr. Tackett commented they were going to prepare bullet points but instead wanted the Commissioners to be able to visualize the development.

Chairman Blanchard questioned if the developers will simultaneously create both boulevards. Mr. Tackett advised one side will be developed first, but both entrances will likely be created at the same time to allow access, etc. Chairman Blanchard reported he liked the run off area.

The aerial views were reviewed and discussed. Chairman Blanchard discussed there are more trees and the developers advised they are not clearing all the trees.

Chairman Blanchard reported there were concerns at the Licking County Planning Commission Technical Review meeting about how formal the adaption of the walking trail will be. Will there be clearing, maintenance, assessment, etc. for the trail. Chairman Blanchard questioned if the developers have had any further discussion concerning what will be done with the walking trail along the back.

Mr. Tackett commented this has not been finalized. Mr. Willis questioned if the Commissioners believe there should be a trail in the open space.

Commissioner Schaadt reported he thought one person at the technical review meeting discussed there needed to be access to open space and set asides need to be accessible by a trail. Mr. Willis commented he thought the individual was referencing the requirement 10% of open space has to be developed and generally this means trails. The rest may be natural. Mr. Willis reported they are likely doing more development of the open space than is currently required.

Chairman Blanchard discussed several areas of open space which would not be accessible. Chairman Blanchard discussed the Bio-reserve which many people find invaluable. There was further discussion concerning the open space, the walking trail, use, and accessibility.

There was discussion concerning how to mark the area and corners of the subdivision. The developers reported they spoke to the neighbor on the orchard property. They are considering building a house close to the subdivision property. The developers reported the neighbor thought a buffer would be nice and were not in favor of a trail system near their property.

Chairman Blanchard questioned whether the Commissioners thought it was important to finalize the issue concerning open space access and possible trails. Chairman Blanchard reported he did not think it should hold up approval of the PUD but encouraged the developers to develop something to improve the use of the open space. It was discussed this could be left up to the home owners' association. There was discussion concerning what was done by the Stone Creek home owners' association. The period of time before maintenance is turned over to a home owners' association.

Chairman Blanchard thanked the developers for preparing the visual renditions. Chairman Blanchard reported he and several Commissioners are still concerned about the egress and ingress for the subdivision on SR 37. Chairman Blanchard reported he drove past the location and thought about the ability to brake hard when traffic is backed up. Mr. Willis discussed there will be advance warning signage, but nothing with flashing signs. Mr. Willis reported the site distance is well above the required criteria.

Chief Hussey reported on the emergency calls and accidents on the SR 37 area. Chief Hussey in the previous two year period, there have been 31 injury crashes on SR 37 and he considers it to be one of Granville Township's most dangerous roads. Chief Hussey reported he also lives on SR 37 and has a good appreciation for what happens during peak traffic times. Chief Hussey reported two of

the 31 injury crashes were fatalities. Chief Hussey reported several of the crashes involved semi-trucks and motorcycles. Chief Hussey reported many of the crashes were due to traffic from people stopped to turn left onto James Rd. or Infirmary Mound Park.

Chief Hussey reported when he reviewed the section of roadway near the proposed subdivision, he believes the line of sight is okay if there is not any traffic, but during rush hour, SR 37 backs up quickly and the line of sight is significantly cut. Chief Hussey reported there is a lot of risk at the location from a safety perspective and he believes it is probable there will be crashes at the site if there is not mitigation of the risk. Chief Hussey advised he believes the correct risk mitigation would be a left turn lane.

Mr. Willis discussed the subdivision will have a small number of lots and James Rd. generates much more traffic. Mr. Willis reported the study only considered how many left turns would be generated and a turn lane is not warranted. There was further discussion concerning this issue and there was comparison to other subdivisions in the area. Mr. Willis reported if the study required a left turn lane, the subdivision would not be developed as it would be too expensive. The requirements for a left turn lane were discussed.

Commissioner Paumier questioned if the developers received anything from the school district indicating they are comfortable with the turn design from busses entering from a safety standpoint. Chairman Blanchard reported there was a neighbor at the technical review meeting who indicated busses should never back up, and this resulted in the round-about.

Chief Hussey reported he has been in contact with Superintendent Jeff Brown who also has concerns about the potential loss of sight distance when traffic backs up. There was discussion the busses will not turn left into the subdivision, but will only turn right. There was further discussion concerning the bus routes for the area.

Chief Hussey reported he is not a traffic expert, but suggested anything which could be done to mitigate the potential traffic problems would be welcomed. Chairman Blanchard reported the school district was invited to attend this evening's meeting. Chairman Blanchard advised there will be subsequent meetings during the formal process when the schools, etc. may voice their views.

Chairman Blanchard questioned if the Commissioners had any further concerns. Commissioner McCullough requested clarification concerning the roundabouts, cul-de-sacs. There was discussion concerning snow removal. Chairman Blanchard reported he talked to a resident of an adjacent property and she advised she is not concerned about the PUD.

Chairman Blanchard reported the Commissioners are inclined to allow the developers to apply for a PUD. The developers advised they do not yet have an exact date for their application.

Mr. Willis reported the developers talked about putting in a right turn lane due to the concerns expressed. Mr. Willis reported the right turn lanes are financially possible. Mr. Willis voluntarily suggested adding right turn/ deceleration lanes.

Chairman Blanchard reported a deceleration lane also allows cars a place to pull off in an emergency, etc. There were questions and discussion concerning state criteria for right turn lanes such as berms, etc.

Chairman Blanchard discussed putting in right turn lanes would significantly help with the traffic concerns. There was further discussion concerning school bus routes.

Commissioner Schaadt questioned if the deceleration lanes would help Chief Hussey's concerns or if he still felt a left turn lane was required. Chief Hussey advised right turn lanes are a much better solution than doing nothing. It will help people who slow to make a right turn and give people somewhere to go to avoid a collision and will be an improvement over not having anything.

Chairman Blanchard reported there is a process which goes with the PUD application. Chairman Blanchard advised within five days receipt of the application, it goes to Licking County, Trustees, etc. Chairman Blanchard further discussed the steps for approval of the PUD. Commissioner Schaadt commented he is comfortable with the product and his only concern is safety of the turn. Chairman Blanchard advised the developers' willingness to consider right turn lanes helps the Commission to have a favorable opinion.

Mr. Willis discussed the developers would like to make it safer, especially for busses, even though there will not be many houses and therefore not many people making left turns into the subdivision each day.

Chairman Blanchard thanked the developers for their presentation and for their hard work.

#### VI. Public Comments:

There were no public comments.

#### VII. New Business:

##### Discussion Regarding Black Radish Creamery:

Chairman Blanchard introduce John and Anne Reese of Black Radish Creamery and requested he explain his goals and aspirations for Black Radish Creamery. Mr. Reese reported he and his wife are attempting to begin an artisan cheese business. The business will not be big. The first building will be approximately 3,000 sq. ft.

Chairman Blanchard questioned if the stakes on the property are where the building will be located, and Mr. Reese confirmed they are. Mr. Reese discussed his business will not be similar to Holmes Cheese, or other large cheese companies. Mr. Reese discussed in 20 years his business will never be as big as companies like Holmes County. Mr. Reese discussed they would like to create a high end product made in smaller quantities. They do want to grow in the space, but will never be a huge operation. Mr. Reese questioned what concerns the Commissioners have.

Chairman Blanchard reported allowing a creamery at the property may be an acceptable use of the land, but if the business fails, and the zoning is still M1 the potential for anyone to move in is viable. There was further discussion concerning this issue. Mr. Reese discussed he does not plan to fail, but does understand this is a Pandora's box. Mr. Reese discussed any other business would need a waste management plan, etc. and therefore nothing of substantial size would be able to exist there.

There was further discussion concerning the location of the property, the leach bed, and the proposed location of the entrance of the creamery on the property. Mr. Reese discussed the current

construction will likely be a pole barn, but later he would like the creamery to resemble a nice winery.

Chairman Blanchard questioned if there will be retail sales at the creamery. Mr. Reese reported he does not intend the site to be a retail location, but will not turn away someone who comes and wishes to purchase cheese. Chairman Blanchard questioned who the end consumer is and Mr. Reese reported it will be restaurants, grocery stores, etc. Mr. Reese discussed the money will be in distribution. Chairman Blanchard questioned if the product will be distributed with a van, semi-truck, etc. Mr. Reese reported no semi-trucks will be used, and a sprinter van will likely be used. There was further discussion concerning how much cheese will be produced and how it will be distributed. Mr. Reese reported a 20 foot trailer will likely be used to bring in the milk used to make the cheese.

Mr. and Mrs. Reese live in New Albany. Chairman Blanchard questioned what would be the impact of the creamery on the neighbors. The adjacent neighbors were discussed. Mr. Reese discussed as the creamery would not have its own milk and as it does not have its own fruit to make jams and jellies, it is not considered agricultural. Mr. Reese discussed the impact on the area will be negligible and will generate less traffic than the Raccoon Golf Course.

Chairman Blanchard reported Mr. Reese has answered his concerns for the immediate future, however he questioned what would happen if Black Radish Creamery takes off and the impact becomes significant. Mr. Reese questioned what the Commissioners consider significant impact from 24 hour operation, traffic on General Griffin, etc. was discussed. Mr. Reese discussed where traffic would enter and exit and advised he does not want to have a huge operation. Mr. Reese discussed his modest plans for expansion if the creamery does well. There was discussion concerning which neighbors have been met, and Mr. Reese reported he has only met Dan VanNess. There was discussion concerning neighboring lots.

Commissioner Paumier questioned why Mr. and Mrs. Reese chose the proposed location. Mr. Reese discussed the location was chosen due to its availability and visibility. Commissioner Paumier questioned what signage would be used. Mr. Reese reported they would like to have a radish on the side of the building, etc.

Commissioner Brown discussed the property is land locked, and questioned whether Mr. Reese would always bring in milk to make the cheese rather than produce his own. Mr. Reese advised on this site it is doubtful they will ever be able to produce their own milk, but if nearby land is available in the future he would like to be able to purchase additional land. Mr. Reese discussed he would like to have control over milk production and have a farm, and land is cheaper further from the location therefore the milk farm would likely be at a separate location. Mr. Reese advised he does not plan on being the dairy farm manager.

Chairman Blanchard discussed he is encouraged by Mr. Reese's enthusiasm and advised the Township wants to encourage small businesses to make the Township sustainable. Chairman Blanchard reported he is concerned the company's production will be limited to a small capacity.

Mr. Reese reported in making cheese, the production space does not need to be enlarged, only the aging area. Mr. Reese reported when he begins, they will likely be making 2 batches per week, but

could increase to 2 batches per day without increasing production area. There was discussion concerning aging caves which are similar to root cellars. Mr. Reese discussed in artisan cheese making, much may be done with a small amount of space. The size and location of aging caves and how much raw material is needed was discussed. Mr. Reese discussed his business model has been successfully implemented elsewhere and he is confident it may work.

Chairman Blanchard discussed the artisan cheese business does not seem much different than what is being done on the nearby farms, but he is concerned it may not always be the case. There was discussion concerning a nearby farm in St. Albans Township which brings in food for cattle, and after the cattle are grown, ships them out.

Chairman Blanchard discussed the challenge is changing the zoning which will let any other manufacturing business in. Chairman Blanchard questioned how a constructive change may be made to allow Black Radish Creamery to operate in the proposed way. There was further discussion concerning this issue. Chairman Blanchard discussed the possibility of limiting the zoning for the property to a specific trade, etc.

Mr. Reese reported they have been working with this issue for the past year. Conditional use does not work as there is not a conditional use which fits the creamery. There was further discussion concerning this issue. Mr. Reese discussed what needs created is something which is specific enough it does not open Pandora's box, but not so specific it only applies to Black Radish Creamery. Mr. Reese reported Franklin County has exceptional zoning and explained exceptional zoning. Mr. Reese discussed stipulations may be attached to exceptional zoning.

Chairman Blanchard reported it will be challenging to grant blanket M1 zoning. Chairman Blanchard questioned if Mr. Reese would be willing to discuss options which would ensure the property could only be used for XY or Z. Mr. Reese advised he would be willing and commented his business is not Owens Corning and does not need the blanket M1 zoning.

Chairman Blanchard reported the Zoning Commission does not have the authority to add stipulations but the Township Trustees do. Chairman Blanchard reported they have been discussing how to encourage a discussion with the Township Trustees. Chairman Blanchard reported the Zoning Commission is limited as to what it may do if it has to act formally on the application.

Commissioner Schaadt discussed if the Zoning Commission approves the re-zoning request he is concerned with how many others with agricultural zoning will request M1 zoning as the value of the land is different. There was further discussion concerning this issue and what will happen if the business fails or takes off.

Trustee Schott reported the Trustees have been advised by the prosecutor's office they may not act first and the rezoning application must proceed with the normal process. Trustee Schott reported she has had discussions with the other Trustees and they want to welcome small businesses. After the Zoning Commission rules on the application, it will go to the Trustees. If the Commission denies the application, the Trustees may negotiate and establish conditions. The Zoning Commission may then approve, deny, or approve with conditions. Trustee Schott reported the Trustees would consider working out an agreement. There was further discussion concerning the procedure and possible outcomes for the re-zoning application. Chairman Blanchard reported this procedure will

be verified with the county prosecutor. Chairman Blanchard advised the formal procedure will need to be followed.

Chairman Blanchard questioned if Mr. Reese would allow the Commission extra time to explore the issue and determine the best way to proceed and Mr. Reese agreed. Commissioner Paumier questioned how this business fits in with the Comprehensive Plan. There was discussion concerning the comprehensive plan and the zoning of the golf course and Owens Corning property.

Commissioner Paumier discussed the current zoning allows for agricultural, M1, etc. and would like to see the language used for exception zoning by Franklin County. Mr. Reese will try to provide this information. Commissioner Schaadt commented there should be something between agricultural and M1. The definition of M1 zoning was read and discussed. Area dairies, goat milk, water buffalo, etc. were discussed. There was discussion whether the area was CAUV, and the difference between taxes on agricultural land and manufacturing.

Trustee Schott reported if a conditional use is granted, anyone in the Township may apply for the same conditional use. Trustee Schott reported a conditional use which is just specific to Mr. Reese's request may not be granted. Chairman Blanchard discussed an M1 zoning with very specific conditions may be the cleanest process. Trustee Schott discussed there may be back and forth from the Trustees to Zoning Commission, concerning approval with conditions.

Chairman Blanchard reported September 15, 2014, is the next regularly scheduled meeting, but there is not time to provide the proper public notice. The meeting on September 15<sup>th</sup> will cover items which were not covered at this meeting. Chairman Blanchard advised the Zoning Commission will be in contact with Mr. and Mrs. Reese in between the meetings.

Chairman Blanchard questioned if Mr. and Mrs. Reese were in a hurry to begin the creamery. Mr. Reese reported they have been working through this issue for a long time and are ready to begin and do not want to delay. There was discussion whether construction could begin this time of year, etc. Chairman Blanchard questioned if Mr. Reese was okay with waiting until September 15, 2014.

There was discussion concerning the timeframe for reviewing the application. Chairman Blanchard provided the Commissioners with an outline of the timeframe for the review and the public notice. There was further discussion concerning receipt of the application and the fee. Trustee Schott reported the timeline began when the application and fee were received. The outline provided by Chairman Blanchard stated the hearing date must be set no less than twenty days nor more than forty days after accepting the application. It was discussed public notice must be done at least 10 days before the date of the hearing. Chairman Blanchard advised public notice could be given by September 29, 2014, and it was decided to hold the official review on that date. Commissioner Brown reported he will be out of town on September 29<sup>th</sup>, but the other Commissioners confirmed they will be in attendance. It was discussed the vote does not have to occur on September 29, 2014.

Chairman Blanchard thanked Mr. and Mrs. Reese for attending the work session and discussed it is nice to hear their plans and intentions prior to a public hearing with neighbors, etc. in attendance. Chairman Blanchard will e-mail Mr. Reese.

Chairman Blanchard advised changes to Sections 405 and 406 of the Zoning Resolution will be discussed at the September 15, 2014, meeting.

VIII. Adjournment:

Chairman Blanchard made a motion to adjourn the meeting. Commissioner Brown seconded the motion and the meeting was adjourned at 8:45 p.m.

Chairman Blanchard advised the next meetings will be on September 15<sup>th</sup> and 29<sup>th</sup>, 2014.