

Granville Township Zoning Commission

December 1, 2014

Public Meeting

Minutes

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

Guests: Celeste Acostu, Denison University

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

II. Swearing in/ Affirming of Public:

There were no guests present during the Public Comment Period.

III. Announcements of Chairman:

Chairman Blanchard addressed the Zoning Commission regarding issues from the past week. Chairman Blanchard reported his comment in the newspaper was, "No comment" and he stated Trustee Schott's accusations are unfounded. Chairman Blanchard reported he has had a few conversations with Trustee Schott on the phone concerning challenges Trustee Schott stated she has had with the Zoning Commission and with him as chairperson. Chairman Blanchard reported Trustee Schott did not provide specifics other than to state it is a potential conflict of interest for him to be on the Zoning Commission as he is a builder. Chairman Blanchard reported he advised Trustee Schott he has not yet had an opportunity where he needed to recuse himself. Chairman Blanchard commented there is also an appraiser, the spouse of a real estate agent, etc. on the Zoning Commission, who may also have potential conflicts. There was further discussion.

IV. Announcements of Commission Members:

There were no announcements.

V. Approval of November 17, 2014, meeting minutes:

There were two corrections made to the November 17, 2014, meeting minutes. Commissioner Preston indicated a date was incorrectly recorded at December 17th and should be changed to December 15th. Commissioner Paumier indicated there was an error in a sentence on the top of page 6, and it was decided to delete the sentence. Commissioner Chairman Blanchard made a motion to approve the November 17, 2014, meeting minutes as corrected. Commissioner Schaadt seconded the motion and the November 17, 2014, meeting minutes were approved.

VI. Old Business:

Conditional Use Text Amendment:

Chairman Blanchard provided the Commissioners a copy of what was sent to the Licking County Assistant Prosecuting Attorney (APA) Austin Lecklider and to Brad Mercer, Planning Manager with the Licking County Planning Commission. Chairman Blanchard read the following proposed text modification which was sent to APA Lecklider on November 19, 2014:

1. Section 523 paragraph 9, "A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, fumes, vibration and hours of operation on the adjoining property..."

The addition of "hours of operation" would be the proposed amendment.

2. Section 904 Conditionally Permitted Uses. The addition of "item 10. Agricultural Related Artesian Business".

3. Definition. The addition of "*Artesian Business: A business with a skilled work force that manufactures a unique product which is not mass produced.*"

Chairman Blanchard reported he spoke to the potential artisan business owner and advised him due to the lack of response from the Prosecuting Attorney's office, there would not be any action taken regarding the proposed text amendment at tonight's meeting.

Olde Park Subdivision:

Commissioner Paumier questioned the status of the Olde Park Subdivision. Chairman Blanchard advised the developers are having a work session with the Licking County Planning Commission. Chairman Blanchard reported the developers have changed the map of the PUD. The lots have increased in size. Chairman Blanchard presented the newest map to the Commissioners and it was discussed.

Commissioner Schaadt questioned if the developers have made a formal application. Chairman Blanchard reported they have not made a formal application. There was discussion due to various studies which need to be completed the developers will not likely submit an application until spring. Chairman Blanchard reported the Zoning Commission may approve the PUD as submitted. Commissioner Schaadt commented that cannot be done until they submit a formal application.

Commissioner Schaadt reported Trustee Schott advised him there was some confusion among the Trustees concerning who has final approval for a PUD, the Trustees or the Zoning Commission. Commissioner Schaadt reported Trustee Schott believes the Zoning Resolution gives the Zoning Commission final say so regarding approval of a PUD and the Trustees do not have the authority to override a decision. Chairman Blanchard commented he believed the Trustees had the final authority concerning a PUD. This section of the Zoning Resolution was read and discussed.

XII. Public Comments:

There were no public comments, however the Commissioners asked Celeste Acostu, a Denison University student whether she had any questions. Ms. Acostu explained she is currently enrolled in an environmental design course which is researching and assisting Black Radish Creamery. The Zoning Commissioners explained to Ms. Acostu the Granville Township zoning procedures and the text amendment process in general and discussed the current status of the proposed text amendment concerning artisan businesses.

XIII. New Business:

A. Discussion regarding approval of "text modifications"

Chairman Blanchard discussed public notice would need to be done by December 3, 2014, and given to the Granville Sentinel by December 2, 2014, for the December 4, 2014, edition, for a public hearing concerning the proposed text modifications to be held on December 15, 2014. Chairman Blanchard advised typically there is a response from APA Lecklider and/or Mr. Mercer which may include additions. Chairman Blanchard reported the Zoning Commission will then review the response from APA Lecklider and Mr. Mercer. If the response is received prior to the deadline for the notice to be sent for a Public Hearing on December 15, 2014, the Zoning Commission would need to review the response, agree or disagree, modify, resubmit, etc. or make any changes the Zoning Commission thinks necessary, conduct the public hearing, and vote on the proposed text amendment.

It was discussed if the response from APA Lecklider and Mr. Mercer is received by December 2, 2014, without many significant changes, it might be possible to continue to hold the Public Hearing on December 15, 2014.

Commissioner Brown requested if APA Lecklider and Mr. Mercer suggest additional verbiage, their suggestions be forwarded to the Commissioners for review prior to the meeting. Chairman Blanchard advised he would forward what is sent by APA Lecklider and Mr. Mercer to the Commissioner.

Chairman Blanchard commented the next regularly scheduled Zoning Commission meeting is December 15, 2014. There was discussion concerning the possibility of holding a special meeting later in December. The first regularly scheduled meeting in January would be held on January 5, 2014. Commissioner Brown reported he will not be able to attend the January fifth meeting as he will be out of town, and this would leave only three commissioners unless there is a new appointment to the Zoning Commission prior to the meeting. It was discussed a special meeting and Public Hearing could be advertised and held on December 29, 2014.

Commissioner Paumier questioned whether it is know if there will be any opposition to the proposed text amendment. Chairman Blanchard reported he has not heard anything from the public. Commissioner Schaadt reported he spoke to a neighbor and has not heard anything negative.

It was decided if the Commission hears from APA Lecklider and Mr. Mercer and they do not have major changes, to continue to hold the Zoning Commission meeting and Public Hearing on December 15, 2014. If not, a Special Meeting and Public Hearing will be held on December 29, 2014. Commissioner Brown will not be available on December 29, 2015, but there would still be a quorum. There was discussion Commissioner Brown may still submit a statement advising if he is in favor of the amendment which may be added to the record even though he is not able to vote in absentia. It was discussed the Zoning Commission will decide after the Public Hearing if it wants to vote concerning the proposed text amendment. There was further discussion concerning the date for the next meeting and the timeline for approval of the text amendment.

IX. Chairman's comment:

A. Discussion regarding resignation.

Chairman Blanchard reported he will not be seeking reappointment to the Zoning Commission as he is unable to work with someone who has brought charges against him. Chairman Blanchard reported he has made it clear to the Trustees he will contribute in any way possible and will provide any information required to the Zoning Commission. Chairman Blanchard commented this position is voluntary and to receive public criticism is beyond reasonable.

Commissioner Paumier reported he has enjoyed working with Chairman Blanchard and the six Commissioners made a good team.

Chairman Blanchard commented he believes the immediate issues resolved themselves, but healing needs to occur before much may be accomplished. Chairman Blanchard reported the Trustees suggested there could be a Chair and a Vice Chair for the Zoning Commission.

Commissioner Schaadt read the following statement:

I want to go on record to respond to the trustee meeting last week and the subsequent article that was in the Sentinel as it relates to our Zoning Commission. The Sentinel article referenced “making deals” regarding Chip Blanchard’s reappointment in a “good old boy style.”

Yes, I had a conversation with Trustee Paul Jenks about Chip’s reappointment. I made it known that I would like to see Chip reappointed and I suggested that if it would help, the trustees could talk to the other members of this board about Chip’s importance to the Zoning Commission. I also stated that if the vote went the other way I would still appreciate input from our board on a replacement as far as “skill set” in order to maintain a balance on this committee. I never at one time demanded anything, I was having a conversation with a trustee, Paul Jenks. For the record, I had a very similar conversation with Trustee Melanie Schott. To the best of my knowledge there is nothing unethical or “good-old boy style” with talking to, expressing concerns, or giving opinions to any elected official.

With that being said, it is my understanding that unfortunately, Chip has since decided to withdraw his name from re-appointment so we will have a new commission member. My question to the rest of the committee is do we want to offer any input in the selection of the next committee member? There is nothing that would require any of the trustees to listen to our request, however that does not mean we can’t offer an opinion if it is something we feel strongly about.

Commissioner Preston reported she spoke to Trustees Jenks and Schott and advised them she believes Chairman Blanchard adds value to the Zoning Commission and she would like him to remain on the Zoning Commission and she does not have a problem with Chairman Blanchard. Commissioner Preston reported Trustee Jenks asked her about Commissioner Schaadt’s suggestion and Commissioner Preston reported she advised him it was a great idea. Commissioner Preston commented the issue with Chairman Blanchard having a potential conflict of interest because he is a builder is wrong. There was further discussion concerning this issue.

Chairman Blanchard commented the situation is unfortunate and he would like to see the Zoning Commission continue to be poignant, constructive, and helpful. Chairman Blanchard reported there has been discussion concerning a possible person for appointment to the Zoning Commission, but he did not know who the possible appointee is. There was discussion it is important to consider like minded people in the community who are willing to donate their time and effort for the Zoning Commission. Chairman Blanchard commented the Zoning Commission members could recommend a person to the Trustees. Chairman Blanchard commented there may not be a quick appointment, but an alternate will likely be brought in. Chairman Blanchard commented he thought there were still two alternates. Commissioner Preston reported there is currently only one alternate and Commissioner Schaadt reported the alternate is Tara Parsley. Chairman Blanchard reported Ms. Parsley previously commented she does not have much free time. There was further open discussion concerning an appointment to the Zoning Commission.

Commissioner Schaadt questioned if the commissioners had any questions or suggestions for the Trustees and discussed if they do have suggestions it would be important to give them to the Trustees before the Trustees meeting on December 10, 2014.

Commissioner Schaadt discussed one of his concerns is Chairman Blanchard brings a set of skills none of the other Commissioners have due to his building experience as he understands the permit process, how things are done, etc. There was further discussion. Commissioner Brown commented he agreed with Commissioner Schaadt that the void will need filled. Chairman Blanchard reported the person who Trustee Schott recommended has construction experience but no longer works in Licking County.

VI. Adjournment:

Chairman Brown made a motion to adjourn the meeting. Commissioner Schaadt seconded the motion and the meeting was adjourned at 7:55 p.m.