

Granville Township Zoning Commission
March 21, 2006

Minutes

Members Present: Robert Erhard, Dan Van Ness (*Chair*), Gayle Mulvey

Members Absent: Bill Habig, Thalia Oster

Visitors Present: Larry Parr, Tom Denison

I. Minutes of February 21, 2005: Delete the paragraph starting with "Mr. Erhard" and the sentence starting "Mr. Denison." Then note that "Discussion centered on the JEDD and availability of water and sewer."

Under Section IV, change item 1 to "Mid-Ohio Development Condo Proposal." Minutes stand approved as corrected.

II. Mid-Ohio Development :

Larry Parr and Tom Denison were present to describe their proposal to amend the zoning resolution to include a category for "Suburban Multi-family District." They did this in the cities of Pickerington and Pataskala, and this is a compilation of those two cities, tailored to meet Granville's wants and needs and regulations. Their ultimate goal is to begin a development on the former Jones property, which would need an appropriate zoning category. They also enclosed in the packet a plat of the area showing the Jones property and the contiguous property owners and an aerial photo over the 25-acre lot.

The men described the plan for the lot. The zero lot line would no lot lines and would have reduced setbacks. In what would have been the lot line, its setback are typical for an R-1 district. Most of the buildings are 120'-130' from each other and 250' from Columbus Road. The quads would be two two-story units with a one-story unit on each end.

Mr. Erhard asked for confirmation as to whether they have decided to do the planning all at once rather than seek an amendment to the code first. Mr. Parr said that once the addition to the code is made, they can be more specific to the property. They are just showing the property itself as an example.

Mr. Van Ness noted that we do not want to make zoning changes for a specific property, and Mr. Erhard said we will not consider the property owner as part of the amendment.

Mr. Erhard noted the sections of the code which are appropriate places to make an amendment, namely, 809 and 909, right before "Permitted Uses." He thought a work session would be helpful, after which they could resubmit the application.

Mr. Parr said they are seeking language that would allow a designation for a piece of land that they would think would fit the multi-family idea somewhere in the township; it is not permitted now. Density would have to be carefully considered.

The chairman described the timetable in place once the clock starts when the application is received.

Mr. Parr will submit language for the zoning change to Mr. Erhard, and he will send it to the GTZC members.

Mr. Parr said he talked with Mike Fromer(?) from SWL and they are willing to extend water and sewer to Gale Road and then Mid-Ohio would pick up from there. The deal made with Paramount does not allow anyone tapping in.

Mr. Van Ness thought a PUD overlay might be considered.

It was agreed to hold the work session on April 18.

Mr. Denison noted that these units would be for empty nesters, people who want porches and to see and be seen, rather than for families, who prefer more privacy with trees and fences.

III. Pinkerton (Agent for Dean Hester):

Mr. Van Ness received on March 20 the rezoning application for a development on Route 16 at Granview, and Mr. Erhard will drop it by the office of LCPC tomorrow. They wish to change the zoning from R-1 to PRO. The Public Hearing will be April 18, and certified letters will go to contiguous neighbors. One copy will be put in the Library.

MR. ERHARD MOVED TO START THE PROCESS FOR THE HEARINGS ON APRIL 18 AND TO PUT A COPY OF THE APPLICATION IN THE LIBRARY.

MS. MULVEY SECONDED, AND MOTION WAS UNANIMOUSLY APPROVED.

IV. Junk Cars and Driveway Entrances/Culverts (and Trashcans):

Members discussed definitions for junk cars, including length of time car has been sitting there, no license plate, and damages. The value of the car will be omitted, and Mr. Erhard will rewrite the definitions.

Mr. Erhard said we can group together these proposed changes and the Mid-Ohio amendment.

Regarding an email from Warren May, the county cannot enforce our culverts. People follow the code when constructing driveways. The township has a culvert permit on their roads.

Mr. Erhard noted that there are unattractive trashcans in some people's driveways. Should something be said about this in the code?

V. Acceptance of Application:

For clarification, it was agreed that the chairman will have the ability to determine whether or not an application is complete.

VI. Closing Comment: Mr. VanNess said Norm Kennedy has upped the fee from \$375 to \$400, but the check from Hester was for \$375. An adjustment can be made later when other expenses are filed.

VII. Next Meeting: April 18, 7:30 p.m., Granville High School Library

Agenda:

Mid-Ohio Work Session

Pinkerton/Hester Public Hearing
Approve changes in Junk Cars and Driveway entrances/culverts. LCPC
wants definitions.

Look at the density issues. The Master Plan does not look at density and
multi-family homes. The SRD could be considered as a conditional use under
PRO.

VIII. Adjournment: 9:30 p.m.

Respectfully submitted,
Betty Hullinger