

Minutes of Regular Meeting April 26, 2006

Present: Trustees James Havens, Lyle King, and Wes Sargent, Fiscal Officer Kennedy

Guests: Frank Annarino
Steve Schneider, President GRC
Don Andrews, 197 Louise Dr, G
George Wales, 2455 Old Columbus Rd, G

The meeting was called to order at 7:00PM followed by the Pledge of Allegiance.

Mr. Schneider was present to discuss the cost of remodeling McPeck Lodge in order to meet public facility code compliance. He indicated that since the last township meeting they met with the consulting architect and determined that they could not expand the footprint of the building without having to meet numerous other code requirements. The committee working on the project has looked into various cost saving measures but has been unable to lower the cost below \$25 – 26,000. GRC may have \$13,000 to put toward the project and hopes that the Trustees can provide the remaining \$13,000. Trustee Sargent indicated that the money was not readily available from the township's budget and the Trustees would have to look into the matter.

Don Andrews indicated that he and Mr. Wales were present to discuss the proposed Hester property rezoning and to express concern about 96 condo units being discussed on a property across from Paramount Financial. F.O. Kennedy indicated that the LCPC staff recommendation was to turn down the Hester request. Mr. Andrews stated that the LCPC Board also recommended that the rezoning be turned down. [note: Letter confirming this statement was received on April 28th]. The Township Zoning Commission will be meeting next week to conduct its public hearing on the request. The Trustees indicated that they would then have public hearing on the recommendation submitted to them by the township zoning commission. [Note: A copy of a letter to the Zoning Commission was received from residents on Granview Rd requesting that the rezoning from residential to Professional Research Office (PRO) be denied].

With respect to the condo proposal the developers want the township zoning commission to establish a new zoning district for multi-family residential. Mr. Andrews expressed concern that once the district would be created it would be available for use anywhere in the township. Trustee Havens indicated that the zoning resolution does not presently provide for multi-family residential. The procedure would be for the zoning commission to amend the present zoning resolution to provide for such a district and then the developers could apply for that zoning for their particular site. This would be similar to what happened with Kendal at Granville. The Zoning Commission created the CCRC District and at the same time Kendal applied to rezone its property from AG to CCRC. Had the CCRC District not been created then there could not have been a rezoning.

Mr. Andrews inquired about a statement in the Zoning Commission minutes that now appear on the township's website. In the minutes, Larry Parr a representative of Mid-Ohio Development, was reported to have said that the condo project has already received informal approval by the Trustees. Trustee Havens stated that is absolutely untrue. He

indicated the developers approached him about the project and he told them that the township zoning code did not presently allow for multi-family. He explained to them what the procedure is for amending the zoning resolution and said that the Trustees were likely to go along with whatever recommendation was made by the members of the Zoning Commission. There was no “informal” approval of this proposed project. Trustee Havens pointed out that the township officials are in a no win situation. The community would like to have commercial and industrial development to increase the amount of non-residential property tax base for the school district. When commercial projects are proposed residents complain about having those projects near their property. The only types of projects that developers seem to be interested in building in the township are these residential properties.

Mr. Andrews inquired as to the procedure for bringing water and sewer into the township. Trustee Havens stated that Southwest Licking Water and Sewer cannot come into the township without the Trustees permission. If the zoning commission members consult the comprehensive plan, consider the needs of the school district tax base, and after looking at all the facts recommend a change to multi-family then the trustees will probably not oppose it. In the alternative, if the zoning commission denies the request the trustees will probably not overturn their decision.

Trustee Sargent stated that he also had occasion to meet with representatives of the developer. He gave them no opinion on the condo project and told them to meet with Jim. He is concerned that the community says they want housing for senior citizens. Then when the Trustees work with Kendal to bring in a senior citizen project residents come in to meetings and say that they should have protested Kendal. It seems like the Trustees can't do anything right.

Mr. Andrews stated they were concerned that these multi-family projects probably won't have kids, but they don't know for sure. More kids are a problem for the school district.

Trustee Sargent wanted to know why they were concerned about the condo issue right now when the developers have not yet requested the zoning change. Mr. Andrews stated that it looks like it will go forward and he wants to know what the process is.

Mr. Wales said there could be additional children. Trustee Havens replied that the number of children is based on the layout and design of the properties. There are very few children in the Granville Square Apartments and at the Colony. This condo project is supposed to be for empty nesters.

On a motion by Trustee Sargent and a second by Trustee King, by a unanimous affirmative vote the minutes of the April 12, 2006 meeting was approved as previously presented.

F. O. Kennedy reported that he attended two investment training seminars conducted by the State Treasurer in order to be in compliance with SB 61 and a workers compensation meeting conducted by the Frank Gates Company.

The following matters were discussed with respect to the roads department:

1. Superintendent Annarino reported that he talked with L/C Health Department representative Chris Hill about the problems on Sunset Drive. She is pulling department records and is to contact Mr. Annarino.
2. The employees completed the installation of roughly 300' of culvert along Granview.
3. Trustee Sargent indicated that he forwarded a letter to ODOT from Donna Snyder, along with his comments about the intersection of Route 37 and Silver Street.
4. Superintendent Annarino presented a medium six figure cost estimate, prepared by the County Engineer to widen New Burg Street (.71 miles) by two feet (to 20'), replace and extend cross culverts, and create a bike lane along New Burg to the school entrance. There was discussion that this estimate is significantly more than the amount available for all road work in 2006. A lot of the large price is driven by the high cost of petroleum used as the base material for paving asphalt. The Trustees asked Annarino to have an estimate prepared to only widen, install cross culverts and pave New Burg Street. At the same time they plan to look into possible grant money for construction of the bike lane.
5. Trustee Sargent reported that he received correspondence from a resident complaining about truck traffic on Silver Street. He remembered back to a time when the County Commissioners posted Silver for "no thru trucks" while SR16 was being repaved by ODOT. Trustee Sargent had to inform him that since that time there has been a court ruling that because trucks pay license plate fees and gasoline taxes they may go anywhere they want on township roads and that it's the township's responsibility to provide adequate roads for all vehicles.

The following matters were discussed with respect to the cemetery department:

1. On a motion by Trustee Sargent and a second by Trustee King, by a unanimous affirmative vote it was agreed to re-employ Carter Polk as a part-time employee at the same rate of compensation as last year. He will work mostly in the cemetery. The job description has changed as the township employees are no longer mowing the park properties and part-time position is to be limited in the number of hours available.
2. Superintendent Annarino reported that the employees have completed re-aligning the tombstones in Section 9 & 10.
3. Trustee Sargent indicated that he wished to recognize Flo Hoffman for her years of service to Old Colony and proposed the following resolution:

WHEREAS Florence Hoffman, who the community knows as Flo Hoffman, has lived in the Granville Community for 37 years, and worked as an archivist at Denison University for 20+ years and been a member of the Granville Historical Society for 30+ years, and

WHEREAS during her membership in the GHS she was a member of the Society's Board of Directors and was its archivist for written materials and photographs about the

Granville Community which demonstrated her immense interest in Granville's history, and

WHEREAS in 1805 the founders of Granville set aside acreage along South Main Street for the original cemetery, Old Colony Burying Ground, in Granville, which over the years had some 1,000 people buried in it, and

WHEREAS the written record of the cemetery was maintained on its tombstones which weathered and were damaged over the years, and

WHEREAS in 1990 Granville Township established the Opera House Fund for use in paying for community projects to which Flo Hoffman applied for money to restore tombstones in Old Colony Burying Ground and was granted \$91,000 by the Township Trustees, and

WHEREAS the Township and the Village established a Union Cemetery to assist in the maintenance of Old Colony and Flo Hoffman was one of the three original appointees to the Union Cemetery Board and served as its Chair, and

WHEREAS under her guidance and supervision 500-600 tombstones have been restored and Old Colony has been placed on the National Registry of Historic Places and after 15 years Flo has retired from her position on the Union Cemetery Board, now

THEREFORE BE IT RESOLVED that the Board of Granville Township Trustees wish to recognize and thank Florence Hoffman for her many hours of diligent work on Old Colony making it one of the premier cemeteries in the area and,

BE IT FURTHER RESOLVED THAT this resolution which appears in the April 26, 2006 minutes of the Board of Granville Township Trustees be presented to Flo Hoffman with the sincere appreciation of the Board of Granville Township Trustees.

Dated _____

Wes Sargent, Chair

James Havens, Vice-Chair

Norman S. Kennedy
Fiscal Officer

Lyle King, Trustee

The motion was seconded by Trustee Havens and was approved by a unanimous affirmative vote.

The following matters were discussed with respect to the parks department:

1. Superintendent Annarino reported that he had another 10 tons of stone delivered to Raccoon Valley Park for the GRC to spread on the driveway and parking area.
2. The employees are mowing Bi-Centennial Park and are monitoring the newly seeded grass areas.

The following matter was discussed with respect to the fire department:

1. Trustee Havens reported that he attend a meeting at the fire department last night to hear a guest speaker from Hamilton County who spoke on the conversion of a fire department organized as a not-for-profit corporation into a township [public] department. The speaker was a retired fire chief from Green Township who discussed the history of his department, its funding status, its growth in emergency runs, its difficulty in attracting volunteers and its move to becoming a public department. His account apparently parallels many of the situations and issues arising at the Granville Volunteer Fire Department Inc. He provided insight as to the steps that were following in making the conversion. Trustee Havens indicated this continues to be a hot topic with the fire department and he believes this matter will continue to be discussed.

Trustee Havens indicated that he had a meeting on April 25th with representatives of the Hines Group that manages properties for Owens Corning International (OCF). They believe that all of OCF's Granville property can't be utilized without having a residential component for empty nesters. Havens told them that before the community would be accepting of such a proposal the Hines people would need to present this concept to the school district, then Community Connections, have to deal with the Village on the question of extending utilities (because residential properties do not qualify for inclusion in a JEDD) and then the township zoning commission because all of the OCF property is presently zoned M1 which does not permit residential uses. The Hines Group plans to complete an overall site assessment and wants to complete its plan before it considers joining the JEDD as proposed by the township and village. OCF is also concerned about the issue of the JEDD levied income tax being assessed on its operations. Havens indicated to them that they could carve out vacant land within the OCF compound and place it in the JEDD without exposing its earnings to the tax. He also stressed to them that state law does not permit residential uses in a JEDD. The question of including retail has been restricted by the tentative agreement between the village and township in establishing the terms of the JEDD.

Trustee Havens also reported that there will be a meeting on the 28th with himself, Chris Strayer, Jim Murr, Bill Habig and Village Council Members to review the RFP's that were returned by those companies hoping to prepare the community's Comprehensive Plan for the Township and the Village.

Trustee Havens further reported that he attended a pre-public meeting regarding the ODOT proposals for revamping of the Cherry Valley Interchange. There are three different proposals beginning at the present intersection (#1); a little further east (#2) and the most easterly point on land, almost 100% of which is already owned by the State (#3). In addition to the obvious lower cost advantage of constructing an interchange on land already owned by the State, the bridge to be constructed over the Raccoon Creek is an a better angle and therefore less costly. He therefore feels that site #3 will be the location chosen by ODOT.

Federal highway requirements for construction of interchanges mandate a review of the existing interchanges to the immediate east and west of a project. ODOT has looked at the intersection of Newark Granville Rd/Church St with SR16. As the new interchange will be only a little further west of the present on/off problem area ODOT plans to close the existing interchange and move all the traffic to the new interchange. That leaves the River Rd/SR15 interchange which is also on the block. Trustee Havens went on the record that Granville Township would be displeased if the interchange is closed on both sides. He expressed concern about fire and emergency response times and the fact that Granville Township residents will be cut off from their community. Apparently ODOT feels that doing anything other than closing this interchange will result in River Road becoming a collector highway pushing traffic over to the intersection of SR37/661 which cannot accommodate anymore traffic. ODOT wants the traffic to go east on River Road and meet up with the new interchange in order to gain access to SR16. Trustee Havens indicated this appears to be already have been decided by ODOT.

F. O. Kennedy presented the District 17 Integrating Committee voting ballot information on candidates for township representatives. After a short period of discussion on a motion by Trustee Sargent and a second by Trustee King, by a unanimous affirmative vote it was agreed to vote for Karen Barger and Joe Robinson.

F. O. Kennedy reported that he received the pooled securities report from Park National Bank for the quarter ending March 31, 2006.

On a motion by Trustee Havens and a second by Trustee Sargent, by a unanimous affirmative vote the following appropriation transfer was approved:

From	1000-410-599-0000 Cemetery other	300.00	
To	1000-410-211-0001 Cemetery medicare	300.00	

On a motion by Trustee Havens and a second by Trustee Sargent, by a unanimous affirmative vote the following warrants, debit memos and EFT's were approved for payment:

3285	Teacher's Protective	9888.90	3286	Nextel	561.79
3287	Elizabeth Hullinger	33.48	3388	ODJFS	1412.00
3289	Wendy Lewis	60.00	3390	Fred Abraham	2000.00
3291	Delta Heating & Cooling	336.13	3392	Vermeer	282.59
3293	Erie Insurance	1649.00	3394	Ice Mountain	40.11
3295	Country Boy Enterprises	101.19	DM	AEP	13.26

DM	Village of Granville	37.40	E73	Annarino	1488.64
E74	Binckley	1054.88	E75	Butt	612.42
E76	Giles	945.76	E77	Huhn	612.42
E78	Main	256.57	E79	Meisenhelder	583.15
E80	Smith	1135.64	3296	PNB – IRS	967.01
3297	OIT	941.56	3298	SDIT	38.49
3299	Deferred Comp	520.00	3300	PERS – buyback	250.00
3301	PNB – OPERS	6446.75			8861.88

I hereby certify that the funds were on hand or in process of collection and properly appropriated for payment of the aforementioned warrants.

Norman S. Kennedy, Fiscal Officer

On a motion by Trustee Havens and a second by Trustee King, with King yes, Havens yes and Sargent yes, the meeting was moved into executive session for the purpose of discussing possible property acquisitions.

After a period of discussion the meeting was returned to regular session and adjourned at 9:55 PM.