

**REMINDER: NEXT MEETING –May 1, 2006 – G.H.S. LIBRARY  
PUBLIC HEARING**

**Granville Township Zoning Commission  
April 18, 2006**

Minutes

**Members Present:** Robert Erhard, Dan Van Ness (*Chair*), Gayle Mulvey, Bill Habig, Thalia Oster

**Members Absent**

**Visitors Present:** Larry Parr, Tom Denison and about 24 others, whose names are on file.

**I. Minutes of March 21, 2006 and Zoning changes:** Postponed until next meeting

**II. Pinkerton/Hester Public Hearing:**

Dick Pinkerton, Agent for Mr. Hester, summarized the history of the property in question to possibly be rezoned. The new owners of the house on the hill did not want the extra 15.7 acres, so the options were (1) sell the entire parcel; (2) divide it up into several parcels; (3) leave it as is; (4) rezone it; (5) give it to Licking Land Trust. The most practical alternative was rezoning, but without utilities it is hard to do much with commercial or offices. When Kendal opened, the whole perception of that area changed, and a service area to Kendal was considered. Also the JEDD came into the picture, a concept wherein the township and town cooperate on serving a particular lot. But a JEDD has a narrow definition, and one cannot convert a parcel of residential to a JEDD. Only non-residential areas can be applied for. It would have been a vehicle that would provide services, facilities, revenue, tax dollars, and would not have a negative impact on the school system.

Then the Hesters chose to try for a PRO zoning. The benefits to the community are: (1) housing opportunities; (2) to generate more tax dollars; (3) low impact on the school system; (4) it would pay to educate up to 20 students through taxes.

Mr. Van Ness opened the public hearing and limited comments to 5 minutes.

Ann Conlon produced some statistics on a handout {attached for the file}, showing negative impacts that would occur from such a rezoning, stressing that a proposed development must be profitable, marketable, and approvable. She pinpointed other areas that would accommodate a PRO use in the neighborhood and showed unemployment rates going up and business start-ups going down.

She hoped that a revised Comprehensive Plan could be put into effect before this rezoning is considered. She asked, "With further business zoning, are we, in fact, destroying the very features that attract people to our community to live?"

Don Andrews handed the Chair a number of petitions in opposition to the rezoning. He believes the township has sufficient acreage for all commercial needs.

He mentioned the difficulty the Township Trustees would have putting that property into a JEDD. It would go to a vote, and the people could vote it down contingent on water and sewer.

The chair has received three other letters in opposition.

Jonathan Masket agreed with this assessment, and noted the Comprehensive Plan recommends no more commercial land be made available. Under PRO, any development shall be compatible with and not adversely affect adjacent neighbors. Minimum setbacks would be an adverse affect. He also has concerns about the traffic going uphill on a curve to a stop sign in an area already increased by Kendal residents. This is an accident waiting to happen.

He is an economist, and when you put something up for sale land nobody buys it, then you are asking for more than it is worth.

Ed Smith considered the Owens Corning acreage, which is deteriorating for lack of use. Why should we build a new building when there are existing buildings begging to be rented?

Lorraine Wales stressed the aesthetics involved and what draws people to Granville. That strip of land as an entrance to the village should be protected as greenspace rather than be spot zoned

The chair closed the public hearing and referred to the staff recommendation from LCPC and said we will wait until after their hearing on Monday to make our own decisions. The report is pretty negative, but it is only a recommendation:

Staff recommends to the LCPC to make a recommendation to Granville Township to **deny** the proposed rezoning. The basis for this recommendation is the parcel in question does not meet the zoning requirements of the PRO District and is not in compliance with the Granville Township Comprehensive Plan.

The chair noted that any land zoned PRO is spot zoning. PRO is to be a buffer between higher residential and heavy manufacturing, and he does not see that we are in that situation.

Mr. Erhard reviewed the process to be followed: After we receive the LCPC decision, we vote. Then it goes to the Township Trustees, who have a

public hearing and a vote. The Trustees would have to vote unanimously to overturn our decision. There may be an ODOT review; they use our recommendations as guidelines.

Tom DeLuca asked whether all the land in Granville Business Park is used up.

### **III. III. Mid-Ohio Development**

Larry Parr said they are not going to make an application tonight but want to introduce a new No. 809 to the code. The material was sent via email and the goal is to add a new Multi-Family zoning district to the code.

Mr. Van Ness said the application is not for a specific location, although when/if such zoning is approved, they will apply for the Eric Jones land to be developed.

Mr. Erhard said the reason why a work session was suggested is that we have to act on the language given us and see if it follows our format.

Larry Parr said that Mid-Ohio has the land in question under contract. It will be serviced by utilities from Southwest Licking to Gale Road, and the Trustees have said informally that that would be agreeable. They have not decided on a final site plan. This would be a PUD with 96 units on 25 acres.

The group discussed density and the number of units per acre in different zoning districts. Mr. VanNess asked whether they have considered holding off their request until after the Comprehensive Plan is finished, and Larry Parr said they cannot wait that long.

A man in the audience asked whether we are talking about designing a code to fit a specific site. Mr. Parr said that they are not being site specific.

Mr. Erhard said that (1) technically they could have do multifamily under our code and conditional uses could be applied and (2) we could approve this language and then say we don't want to rezone the specific area.

Members wanted to add minimum site sizes to the draft. They will look at other townships to see how they handle this item.

Mr. Erhard prefers to eliminate "zero lot lines," and Mr. Van Ness thought the Comprehensive Plan should look at this. Mr. Parr is willing to compromise on zero lot lines.

Mr. Habig said the township will have a survey where people can give input is updated and this should take 30 days

**IV. Personnel Change:** Mr. VanNess announced that he will be too busy to continue with these hearings.

MR.ERHARD MOVED TO APPOINT BILL HABIG AS CHAIRMAN. MS. OSTER SECONDED, AND MOTION WAS UNANIMOUSLY APPROVED.

Mr. Erhard wants a full organizational meeting and adopt by-laws and set rotation of presidents.

**V. Next Meeting: May 1, 7:30 p.m., Granville High School Library – PUBLIC HEARING FOR PINKERTON/HESTER.**

**VI. Adjournment: 9:50 p.m.**

Respectfully submitted,  
Betty Hullinger