

Memorandum

To: Mayor Hartfield and Members of the Village Council

From: Don Holycross, Village Manager

Date: July 10, 2008

Re: Regular Village Council Meeting
July 16, 2008
7:30pm

A regular Council meeting will be held at 7:30 p.m. on Wednesday, July 16. The tentative agenda for that meeting includes the following items:

PRESENTATION BY GRANVILLE RECREATION COMMISSION

Representatives of the Granville Recreation Commission will make a presentation to the Village Council on the Commission's proposal that the Village be a party in the formation of a Joint Recreation District. We previously emailed copies of the documents that the Rec Commission had submitted as background information for the presentation. Copies of those documents have also been enclosed in this Council packet:

Overview - one page summary as background on the discussion

Timeline - proposed timeline for the formation of the Joint Development District

Draft Resolution - draft Resolution that the Village, Schools, and Township would endorse

Background and Proposal - detailed background on the JRD Proposal

PUBLIC HEARINGS

There are no public hearings scheduled for this meeting.

OLD BUSINESS

a. **Resolution No. 08-32, To Affirm the Decision of the Council of the Village of Granville to Reverse the Decision of the Granville Board of Zoning and Building Appeals Approving the Request for a Variance in Application No. 08-40 and Adopting Decision Findings and Conclusions of Law**

At its meeting on June 4, the Council voted to reverse a decision by the Granville Board of Zoning and Building Appeals that approved a variance for Bryan and Christine Law at 389 Glyn Tawel Drive. The original BZBA decision would have reduced the required 50-foot rear-yard setback to 28.5 feet to allow for the construction of a one-car detached garage.

Law Director Mike Crites has prepared a document that states the Council's Findings and Conclusions of Fact related to this case.

This resolution, if adopted, would affirm the decision of the Council to reverse the decision of the BZBA and would adopt those findings and conclusions of fact.

b. Resolution No. 08-33, To Affirm the Decision of the Council of the Village of Granville to Remand to the Planning Commission the Application for an Exterior Lighting Plan for Burke Hall and Adopting Decision Findings and Conclusions of Fact

At its meeting on June 18, the Council, upon receiving an appeal of a decision by the Granville Planning Commission to approve an exterior lighting plan for Burke Hall on the Denison University campus, voted to remand the matter to the Planning Commission for further deliberations. Burke Hall is located at 240 East Broadway.

Law Director Mike Crites has prepared a document that states the Council's Findings and Conclusions of Fact related to this case.

This resolution, if adopted, would affirm the decision of the Council to remand the matter to the Planning Commission for further deliberations and would also adopt those findings and conclusions of fact.

c. Ordinance No. 07-08, To Enact Chapter 1173 and Amend Chapter 1189 of the Codified Ordinances to Establish Zoning Regulations for the Village Gateway District

The Council concluded the public hearing on this ordinance at the June 18th meeting and identified several provisions of the ordinance for continued discussion at this meeting. Those provisions included the following:

- **Lot coverage**

The current draft of the ordinance provides that the lot coverage shall not exceed 60%. In measuring lot coverage, all buildings and other impervious areas are to be included.

- **Density and Size of Units**

The draft ordinance currently allows single, two-family, and multifamily residential units as a conditional use, but provides that no building shall have more than six dwelling units, and that each unit shall contain a minimum of 1800 square feet of living space.

- **Maximum Tenant Size**

The current draft of the ordinance provides that the maximum single tenant or single use shall not exceed 8000 square feet.

- **Maximum Building Size**

The current draft of the ordinance provides that the maximum single building size for non-residential units shall not exceed 10,000 square feet.

- **Tree Lawn Width**

The current draft of the ordinance provides that tree lawns and street tree planting areas shall be at least six feet in width.

- **Sidewalk Width**

The current draft of the ordinance provides that sidewalks shall be a minimum of six feet in width. Any sidewalk or pathway that is installed as part of the pathway plan shall meet the width requirements established by the plan.

- **Open Space**

The current draft of the ordinance provides that lot coverage shall not exceed 60%, meaning that at least 40% of the property must be left as open space. Open space designations shall be designed to be combined with other open space areas on adjacent properties as a “unified development”.

- **Detention Basins and Retention Ponds**

The language in the draft Gateway ordinance is identical to the provisions in the existing Suburban Business District. Basically, it states that detention basins shall be designed by a landscape architect to ensure that they are naturalistic in appearance and are maintained in an attractive manner.

Scenic retention ponds are encouraged as a means of treating non-point source pollutants, and forty percent of the perimeter of these ponds shall be planted in native wetland plants.

- **Building Style**

The current provisions of the Suburban Business District state that “building design shall be of traditional American styles, such as: Postmedieval English, Dutch Colonial, French Colonial, Georgian, Adam, Federal, Greek Revival, Gothic Revival, Italianate, Stick, Queen Anne, or Shingle.” To these styles, the draft ordinance has added “Folk Victorian, New England Colonial, Saltbox, or Vernacular Farmhouse.”

It should be noted that the styles listed in the Suburban Business District are not identical to the styles listed in the Architectural Review District. There are several differences.

- **Story Height**

The draft ordinance currently states that commercial or mixed-use buildings shall be a minimum of one story and a maximum of three stories. All other non-residential buildings shall be a minimum of two stories in height and a maximum of three stories.

Residential buildings shall be a minimum of one story and a maximum of three stories.

The number of stories is to be measured from the front elevation.

It should be noted that, under the roof provisions of the draft ordinance, one-story structures shall not have the appearance of a flat roof, and parapet or mansard-style roofs are permitted.

- **Building Materials**

The draft ordinance provides that “building materials shall be natural in appearance. Brick, stone, and wood siding or equivalent materials are preferred. For example, Hardiplank siding would be considered an equivalent to wood siding in appearance; and cultured stone may also be considered equivalent to natural stone in appearance. Vinyl siding, aluminum siding, cement block, and split-faced block shall be prohibited except that cementitious foundations shall be permitted only within 16 inches of grade.”

- **Drive-Throughs**

Within the current provisions of the Suburban Business District, drive-through facilities are permitted as a conditional use except that drive-throughs for fast food enterprises are strictly prohibited. The draft provisions of the Gateway District do not allow drive-throughs for any additional uses, but provide additional standards for the drive-throughs that are permitted:

A drive-through must be part of a larger development plan. Stand-alone buildings with drive-through facilities are not permitted.

Canopies are not permitted unless the design of the canopy is complementary to the design of the building.

Drive-throughs are to be located in the rear of the structure or on a side of the building that is not visible from the principal public right-of-way.

Access drives to the drive-through are to be located as far as possible from existing intersections.

Drive-through lanes are to be separated from other off-street parking areas. Individual lanes are to be curbed or otherwise distinctly delineated. Stacking spaces and lanes shall not impede any on- and off-site traffic movements.

Drive-throughs are limited to one window and may only have one drive-through lane, except for banks, which may have two drive-through lanes.

The hours of operation of a drive-through may be limited by the Planning Commission.

- **External Lighting**

The draft Gateway ordinance, in language that is consistent with the current Suburban Business District provisions, provides that the maximum level of external lighting shall not exceed 25 foot-candles anywhere on the site.

- **Access Management [Sec. 1173.04(c)(2)]**

The draft Gateway ordinance provides that access points shall be combined with adjacent uses and properties to minimize the number of access points. Also, access points on South Main Street are to be consistent with those designated in the South Main Street Corridor Study.

A detailed parking lot layout plan shall be prepared that shows access points and the expected movement through and between separate parking areas.

- **Freestanding Signs - Residential**

The draft Gateway ordinance, which is consistent with the existing Suburban Business District regulations, provides that a free-standing sign, with no commercial message and a sign area of no more than four square feet, may be located in a residential area. There is no stated limit on the height of the free-standing sign.

- **Window Signs - Neon**

The provisions of the draft Gateway ordinance, which are similar to those of the Suburban Business District, provide that neon window signs are permitted if they are "artful and used to identify the business and do not exceed four square feet". The neon window signs may not be used to advertise products sold by a business or the services provided by a business.

Please be advised that Section 3.04 of the Village Charter provides that, following the conclusion of a public hearing, the Council shall take action on an ordinance not later than the next regular meeting of the Council. Therefore, the Council should conclude its action on this ordinance on Wednesday night.

The ordinance, if adopted, would establish a new zoning district for the Village, which would be known as the "Village Gateway District". The provisions of the Village Gateway district could be applied to the River Road area if that area were annexed to the Village or to other gateways if the provisions of the zoning district were deemed to be appropriate for those areas.

NEW BUSINESS

a. Ordinance No. 09-08, To Authorize the Village Manager to Provide Water Service for the New Maintenance Building to be Constructed by Granville Township on Columbus Road

This ordinance, which is scheduled for an introduction only, would authorize the Village Manager to provide water service for the proposed Granville Township Maintenance Building that will be constructed on Township property (the former Quisenberry property) that is located on Route 16 (Columbus Road) just south of the four-lane section of Route 37. Village water is located in the Route 16 right-of-way and is directly in front of the Township property. Therefore, the property has access to Village water.

The LSSU Committee has reviewed the request from the Township and has recommended that the Council authorize the provision of water service to the Township Maintenance Building.

RECOMMENDATION: That the Council introduce Ordinance No. 09-08 on Wednesday night and schedule it for a public hearing at the regular Council meeting on Wednesday, August 6.

b. Ordinance No. 10-08, To Authorize the Village Manager to Provide Sanitary Sewer Services for the New Maintenance Building to be Constructed by Granville Township on Columbus Road

This ordinance, which is scheduled for an introduction only, would authorize the Village Manager to provide sanitary sewer services for the proposed Granville Township Maintenance Building that will be constructed on Township property (the former Quisenberry property) that is located on Route 16 (Columbus Road) just south of the four-lane section of Route 37. Village sewer crosses contiguous property that the Township owns. Therefore, the property has access to Village sewer.

The LSSU Committee has reviewed the request from the Township and has recommended that the Council authorize the provision of sanitary sewer services to the Township Maintenance Building.

RECOMMENDATION: That the Council introduce Ordinance No. 10-08 on Wednesday night and schedule it for a public hearing at the regular Council meeting on Wednesday, August 6.

c. Ordinance No. 11-08, Authorizing the Village of Granville to Extend Sanitary Sewer Services to the Owens Corning Property, 2790 Columbus Road, for the Purpose of Supporting the Development of the Granville Science and Technology Complex

This ordinance, which is scheduled for introduction only, would authorize the Village Manager to provide sanitary sewer services to the Owens Corning complex located at 2790 Columbus Road for the purpose of supporting the development of the property as the Granville Science and Technology Complex. The draft ordinance outlines some of the minimum requirements to be incorporated into a contract with Owens Corning, including that the sanitary sewer services are to be used solely for the purposes of developing, supporting, or maintaining an office, technical, and research-related business park; the sanitary sewer lines shall be sized to accommodate the

needs of the office research park and to avoid excess capacity; and that Owens Corning would extend, at its own cost, the existing sanitary sewer main that currently terminates at Kendal at Granville to serve the Owens Corning property. Any final contract with Owens Corning would be subject to review and approval by the Council.

We view this ordinance as a companion piece to the grant application that the Township filed on behalf of Owens Corning for up to \$5,000,000 in funding through the Ohio Job Ready Sites program for the development of the Granville Science and Technology Complex on the Owens Corning property. Although the grant application included a letter from the Mayor and the Village Manager stating that the Village would continue to provide water service to the Owens Corning property and would also be willing to provide sanitary sewer services for the proposed Science and Technology park, the actual text in the application suggested that the sanitary sewer services would be provided by Southwest Licking Community Water and Sewer District. If this draft ordinance is approved by the Council, we would also ask that the Council approve a companion resolution requesting that the Township Trustees amend the grant application to clearly indicate that the sanitary sewer services for the proposed Granville Science and Technology Complex would be provided by the Village of Granville.

RECOMMENDATION: That the Council introduce Ordinance No. 11-08 on Wednesday night and schedule it for a public hearing at the regular Council meeting on Wednesday, August 6.

Also Enclosed

Mayor's Court Report for June 2008
Manager's Report for June 2008
Minutes from Regular Council Meeting of June 18
Minutes from EFP Committee Meeting of June 23
Minutes from LSSU Committee Meeting of June 24
Minutes from Planning Commission Meeting of June 23