

FACILITY MASTER PLANNING
January 15, 2025 – Community Meeting Q&A

Q. To prevent dense housing coming in the future, say from the north from Newark township, since it's not Granville township with the 5-acre rule per house, is there any way to make the 5-acre rule apply? It seems since we can't prevent land being sold to developers we should have some recourse. The presentation was done very well and after seeing it I truly appreciate the time and effort the board and others are doing for this community.

A. Granville Schools have no control over the density that a municipality or township has in place. The only leverage is to attend zoning meetings when a proposal is submitted.

Q. What other Granville communities/areas would be included in a potential new school? How would the new lines be drawn?

A. This is a significant part of the Master Planning Options conversation we will engage the community for their thoughts. If the decision is made to move to a different structure of our buildings, such as multiple K-5 or K-6 buildings, then boundaries would need to be drawn within our current district lines to each of those buildings. This would be done to maximize efficiency of transportation and balance of class sizes across the District.

Q. Who would attend the potential new school? How would new lines be decided? What grades would the new school encompass?

A. As mentioned above, these are part of the options that will be developed in the Master Planning process. Community will have input in the process.

Q. If a school is built in a new development, what are the implications of having a Granville school in Heath?

A. Zoning will be impacted by having a school in Heath City boundaries, and fire and police services will also be impacted. Those residents would pay Granville School taxes, however.

Q. Give us talking points to take to reps!!

A. A sample letter is on the Facility Master Planning page on the District website, www.granvilleschools.org.

Q. Does changing our designation as a village and township to a city change anything for schools?

A. It does have implications, but most of the power of conforming boundaries to become a city is in the power of the municipality. Schools cannot mandate or require this process.

Q (Statement). Trying to think about why Heath would care what we think. How much money do Granville EVSD citizens spend in Heath? Why should we continue to go there when we can just go to Columbus or even many of the same stores in Newark? I will no longer wish to spend my money in Heath. Collectively, if many felt the same way, we could make a difference.

Q. When is the Heath meeting?

A. The Heath Planning Commission administers these regulations and meets on the fourth Thursday of each month. Upcoming dates of meetings:

- Planning Commission: January 23rd
- City Council: February 3rd
- Community Development Meeting: Feb. 10th
- Zoning and Appeals: Feb 18th

Q. I saw info on the slides about a student-focused group and staff. “Community” was on the slide, but is it only two large community meetings? More later? Secondly, while growth is a challenge, it is also an opportunity. Are staff, students, and community members going to have opportunities to see cool things other districts are doing, other architectural possibilities?

A. The master planning process is designed to create options for macro-planning. Once options are identified, then the design process initiates which will have significant opportunity for input from all stakeholders. Right now, we are planning, not designing or building.

Q. ... Even land that is already deemed as “green space”?

A. That would be a decision for the Granville Township Trustees

Q. Can GSD take land by Eminent Domain?

A. It is allowable by law in unique cases. However, it is rarely granted or used.

Q. Aside from a second elementary school, what other new facilities should we anticipate?

A. The administration would suggest that an elementary school is imminent, but a middle school should be discussed as part of the long-term strategy.

Q. Doesn't GSD assess Park Trails residents an extra tax, to help support GSD? Can't GSD do the same with Heath?

A. Yes, Park Trails has a special assessment that benefits Granville Schools. This can only be done by the developer in coordination with the municipality. New Community Authorities can be created but don't always get allocated to schools. The proposed allocation for the development in Union Township would all go to Heath City for roads, sewers, etc. Schools can ask for some of those funds but have zero control over where those funds go.

Q. With the anticipated growth from this development, what specific traffic planning measures are being considered to address congestion and ensure safety near schools and residential areas? Will the developer be required to contribute to road and infrastructure improvements?

A. Traffic will be a consideration of the Master Planning process options. Other entities like Heath City and ODOT control what a developer is required to do for traffic and safety mitigation.

Q. Can the slide deck be added to the district website please? If the Heath development has potential to add 67 houses per year starting in fall of 2027 how can that not be part of the financial outlook through 2029? Why are we just now having open dialogue if we are hearing 2 years of information? Who is incurring the 12,000 plus for per pupil spending each year when new construction like the Denison apartments adds to student enrollment? Beyond guided principles and visioning, how do you plan to involve the teachers and the students in the design of the new spaces? They will live in the space and deserve to co-construct it.

A. Yes, the slide deck is on the website. The taskforce was collecting the information that was shared during this event. Information was shared through public Board meetings. Any future developments cost will fall on the local Granville Schools tax base. Once the Master Plan is complete, the District will move into the Design phase and will continue to involve all stakeholders.

Q. Does the district expect MI homes to donate the land for a new school?

A. We have requested that the land be donated to the school district. No contract or agreements have been reached.

Q. What promises or commitments did the district make in exchange for this land?

A. At this point, nothing has been promised or committed to for the land acquisition.

Q. Not a question, a suggestion. Create as many pathways as possible for residents to actively participate in committees or other ways. Not just big meeting attendance. Thanks for all you do.

A. Thank you for the suggestion.

Q. What would be the financial implication if this development were in the Heath School district?

A. We would need the Heath Treasurer to do an analysis using their State-aid calculation. Keep in mind also that Heath Schools are going to see 1,800 new home units in their own district in the same time frame. They are having similar discussions about their own growth that will be brought about by Heath City growth in the same way we are and at a higher level. It is important to understand that schools don't control when and where growth occurs, but we have to react to the actions of others.

Q. In years past what was the percentage of growth that hasn't been in Granville village or Granville township?

A. We do not have this information but will work to provide an answer.

Q. When have we (the taxpayers of the village and the township) had to pay for facilities that are needed because non-taxpayers will cause our enrollment to need them?

A. Never, there are no residents of the school district boundary that don't pay all of the school taxes.

Q. Why are we just now having an open dialogue if we are hearing 2 years of information?

A. We were collecting the information that was shared. Information was shared prior to this meeting through public Board meetings. The impetus for the group we have worked with for two years was the initial Intel announcement. We knew we were going to grow simply based on what other communities near Intel sites have experienced across the country. Now we know where the first step of that growth may occur (Union township), and that was shared rapidly with the community once it was shared with the District through the plot map.

Q. If the Heath development has potential to add 67 houses per year starting in fall of 2027 how can that not be part of the financial outlook through 2029?

A. We have not included the bond revenue necessary for a new building in the 5-year forecast, but we have included additional staff for enrollment increases.

Q. What is the developer providing the village for the increase?

A. Nothing, they are not obligated to provide anything to the Village.

Q. In many states, developers are mandated to provide help for the increase in numbers. Will there be “special taxes” for new home builds?

A. Those conversations are ongoing but nothing has been agreed to at this point. As a District, we can only ask for it. The developer and the city (Heath) are not required to give the schools anything. **Not sure if this is something done in Ohio as in other states.**

Q. Land use question. I'd be interested in getting more information about the zoning issues related to the annexing rules vs the school district. How can I get more information about this?

A. We have placed an Annexation document on the website [here](#).

Q. Like Park Trails, will a special assessment be placed on the Development to support the schools?

A. Discussions are on-going, but nothing has been agreed to at this time.

Q. When Park Trails was built there was a special tax assessment for those homes for 20 years. Why wouldn't new developments have a special assessment to help offset costs?

A. Answered above.

Q. The fiscal forecast of \$200,000 per year of household income seems excessively high. How did you ever come up with such a high income level per household? What is the current income level in Union Township?

A. The amount is an assumption based on the amount of revenue that is necessary to afford the price point of the new homes.

Q. Can you explain “the guarantee” with the state funding formula?

A. The guarantee means that the District will receive the same amount of revenue that it did in fiscal year 2020. This is important in terms of growth because that means as enrollment increases, we will not receive an increase in revenue for the additional students. We will continue to collect at the same level we received in 2020.

Q. Does the Heath planning and zoning process include interest or provision for discussions about the impacted school district (Granville in this case)? Or do they charge forward with no real interest to first satisfy schooling issues?

A. You have the right to go and express your perspective to the respective committees within Heath City. Dates are provided in an earlier question response.

Q. What does the “non-annexation agreement” mean? If there is a non-annexation agreement in place, how/why is annexation still occurring?

A. A non-annexation agreement creates a barrier that cannot be exceeded by Heath City. The annexation of the current land was already complete.

Q. Could the village annex and conform its boundaries to the school district boundary to reduce the risk of further annexation and development?

A. That is possible, but it requires a vote by the electorate. Schools cannot mandate this.

Q. Is there still an opportunity to establish a tax district like that created for Park Trails?

A. Yes, negotiations can still take place.

Q. Is there anything Ohio citizens can do to advocate for changes to the annexation process?

A. See the legislative letter on the School District website, under the Facility Master Planning tab.

Q. What if we do nothing? What if we don't pass any new levies or bonds? Why not use the land at the intermediate school?

A. Options will be generated through the Master Planning process. Decisions such as land and approach to growth will be discussed.

Q. Why does MI Homes care what we think?

A. They have interest in being a partner. **They get benefits and we shoulder all the costs.**

Q. How does the developer plan to build trust with the community while ensuring that this project aligns with Granville's small-town character and values?

A. Building materials and expectations will be governed by Heath.

Q. Are there specific measures being taken to preserve the environment, maintain green spaces, and manage density to reflect our community's expectations?

A. Heath Planning Commission and Zoning Board will make all the decisions related to this subdivision.

Q. Nearby school districts, including Licking Heights just redistricted their lines. Students had to shift schools, and if the addresses weren't within district, then they were assigned to another school. Why can't we redistrict?

A. We do not have multiple buildings, but you can redistrict when you have boundaries created for specific schools.

Q. How much is each lot in the new development going for? Price?

A. The assumptions provided by the developer are in the presentation.

Q. What is the proposed mills rate for the Russell Farm development for Heath and Granville schools?

A. Whatever the millage rate is for the rest of the school district will be the applied rate for new homes.

Q. Did the school district weigh in on the vacation of Grand Pointe Drive? If so, what position did the district take? If not, why not?

A. We remained neutral. Our position related to future development was made well known to the County Commissioners but related to the vacating of land we remained neutral.

Q. Who will pay for the roadway improvements needed to support development?

A. That is up to the City of Heath to decide.

Q. Who can we talk to at the state about changing school district boundaries? If a city annexes, they should extend their school district into the annexation.

A. See the legislative letter provided on the website.

Q. Did the school district weigh in when consideration was happening of the Russell property going from Union Township to Heath? If so, what did the district say? If not, why not?

A. The Superintendent went to Heath City Council and articulated the tremendous burden this subdivision would place on the residents of Granville.

Q. What leverage does the district have, besides begging, for Heath to either provide additional income to the school district or cut back on the number of homes?

A. School districts have no leverage in these conversations except to appeal to the impact on the residents.

Q. Are the developers required to provide some funding for building new school(s)?

A. No.

Q. Please explain how Heath was able to annex the land.

A. There is a document on the website that explains all of the details related to annexation.

Q. How soon will the presentation and meeting video be uploaded?

A. It is currently available.

Q. Is any part of Granville zoned for other city schools? If not, why are other municipalities able to be zoned for Granville schools?

A. See the annexation document on the website.

Q. How much more money do we need? What's the additional cost per hundred thousand dollars of home value?

A. It would be premature to equate a millage amount to account for the operation of a new building and the bond associated with the construction of a new facility.

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