

HARRISON TOWNSHIP
BZA
FEBRUARY 23, 2016

Members present: Valerie Hans, George Snider, Dwight Gibson, Jr. James Hannahs, and Douglas Harned.
Member Absent: Ryan Bailey, Board Alternate.

Also present: Tom Frederick, Zoning Inspector, Vickie Noble, Zoning Secretary and Traci Peoples of Anderson Reporting

Guests: Applicants Russell and Leslie Redman

The meeting was called to order by Valerie Hans at 6:30 p.m. with all standing for the Pledge of Allegiance.

Ms. Hans read the application and the Zoning Inspector's report/recommendation:

February 22, 2016

Harrison Township Zoning Inspector's report & recommendation for a Conditional Use application for 6255 Blacks Rd. to construct a single family residence and accessory building submitted by Russell G. Redman. The property in question is zoned General Manufacturing district (M-1) and within the M-1 district single family residences are a Conditionally Permit use and must meet the same living area and setbacks within the Residential district (R). The Redman property consists of 13.38 acres with 336.75 feet of road frontage and a lot depth of 1137.71 feet which backs up to the railroad tracks ROW.

Zoning Inspector's recommendations:

1. According to the airphoto's on the Licking County mapping system there are at least 15 single family residences within the M-1 district which is on the south side of Blacks Rd. from Outville Rd. to York Rd. This does not include any residences with the Sunshine Park/Happy Homes or the Alison Meadows subdivisions because they are zoned R district. There are 30 single family residences on the north side of Blacks Rd. which is zoned B-1 (Business) which also requires a Conditional Use permit to build a residence between Outville Rd. and York Rd. I am addressing this issue in regards to Section 4.22 - General Standards Applicable to All Conditional Uses.

2. The main reason that a single family residence is a Conditionally Permitted Use in the M-1 district is to alert property owners that they are constructing a residence in the M-1 district and that there is a possibility that a manufacturing and/or business use could be developed within the neighborhood.

It would be my recommendation to approve the application for the single family residence within the M-1 District.

Thomas D. Frederick Harrison Township Zoning Inspector

Mr. Frederick added that the request met the requirements set in Article 4.

Ms. Hans asked the court reporter to swear in all who wished to speak at tonight's hearing.

Mr. Hannahs asked why there is a "for sale" sign on the property. Mr. Redman said he didn't know why the sign was still on the property as he had purchased and closed on the property in June of 2015 and is planning to build a home.

Mr. Hannahs asked about the placement of the buildings. Mr. Redman explained that he is working with AEP on the placement so as to avoid transmission lines and to give AEP the access they need.

Ms. Hans pointed out the possibility of manufacturing construction on the adjacent/adjoining properties. Mr. Redman said he understood this possibility.

Ms. Hans asked if the property is in the flood zone. Mr. Redman said a creek runs along the eastern side. Mr. Frederick pulled the maps which the board examined.

Mr. Hannahs moved to approve, as presented, the Redman's request for a variance to construct a residential structure and accessory building in the M-1 District. Mr. Gibson seconded.

Vote:

Valerie Hans.....yes

George Snider.....yes

Dwight Gibson, Jr. yes

James Hannahs..... yes

Douglas Harned.....yes

The motion passed with a unanimous yes vote.

Ms. Hans moved to close the public hearing. Mr. Gibson seconded.

Vote:

Valerie Hans.....yes

George Snider.....yes

Dwight Gibson, Jr. yes

James Hannahs..... yes

Douglas Harned.....yes

The motion passed with a unanimous yes vote.

The hearing closed at 6:54 p.m.

Working session

A discussion was held as to the process used for situations such as the one at tonight's public hearing. Mr. Frederick feels there needs to be some changes made to the requirements. He will talk with the Zoning Commission to get some feedback.

The board was given packets for the Public Hearing scheduled for March 9, 2016. They looked over the application and asked questions for clarification on the request.

Mr. Gibson moved the minutes of the January 26, 2016 be approved. Ms. Hans seconded.
The motion passed with unanimous ayes.

Ms. Hans moved the meeting be adjourned. Mr. Snider seconded.
The motion passed with unanimous ayes. The meeting was adjourned at 7:28 p.m.

Respectfully submitted

Vickie Noble, Zoning Secretary

Valerie Hans, Chair

The Public Hearing was professionally recorded by Anderson Reporting