

HARRISON TOWNSHIP
Zoning Meeting Minutes BZA
July 30, 2019

Members present: Valerie Hans, James Hannahs, Jeremy Nestor, Rick Biniker, Jack Treinish and Alternate John McGowan. Absent: Ryan Bailey

Also present: Tom Frederick, Zoning Inspector, Vickie Noble, Zoning Secretary and Marilyn Martin of Anderson Reporting.

Guests: Ross and Gayle Kirk (applicants), Scott and Kim Sammons, Steven Wagner, Jarrod Mahaffey, John Welsh, Kari Riggs, Josh Welsh, Dwight Gibson, Jr., Dan and Carolyn Elder, Karl Gillam, Michelle Smith, John K. Murphy, Leslie Spach, Lori and Dave Sanders, Robert Novak.

The purpose of this meeting is to consider a Conditional Use Revision application submitted by The Granville Brewing Company, LLC. 5371 Columbus Road Granville, OH 43023.
The applicant is requesting an amendment to a Conditional Use originally issued on November 8, 2011.

The applicant is requesting permission to operate a tasting room which will be open to the public between the hours of 12:00 p.m. and 10:00 p.m. They are also requesting permission to erect a double-sided sign no greater than 32 square feet per side.

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

Those who wanted to speak during tonight's hearing were asked to be sworn in by the court reporter.

Ms. Hans read the application for the Conditional Use request.

Ms. Hans asked if the applicant had anything to add to the application

Mr. Kirk stated he has already had people in for the tasting room. He and his family live on the property so they are planning a "laid back" family atmosphere. There will be no food service but people can bring their own food.

Ms. Hans asked about the hours of operation. Mr. Kirk stated the planned hours would be until 9:00 pm for the business with all closure completed by 10:00 pm. He also stated that he and his family live on the property so they did not want late hours.

Mr. Frederick's Report:

July 29, 2019

Harrison Township Zoning Inspector's report & recommendation for a Conditional Use application for 5371 Columbus Rd. Granville Ohio 43023 – Parcel #025-069102-00.000.

The Conditional Use application is for the revision of a Conditional Use Permit issued in November of 2011 for the establishment of a brewery. The applicant is Ross Kirk, Granville Brewing Company LLC. The 2011 Conditional Permit was approved with following conditions:

- 1. That the applicant will not have vehicular customer Traffic at this location*
- 2. That the applicant will not conduct retail sales out of this location.*

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Final - Approved

3. *That if the applicant's wholesale business is expected to exceed 500 barrels during a given year the applicant will return to the BZA for further review.*
4. *That the production hours will be limited to 8 AM to 8 PM.*

The applicant is requesting permission to operate a tasting room which would be open to the public between the hours of 12:00 PM and 10:00 PM. They are also requesting permission to erect a double-sided sign no greater than 32 sq. ft. The proposed sign would be located within the O.D.O.T public right of way (ROW) for Columbus Rd. (SR 16). The proposed sign location would have to receive approval from O.D.O.T.

This recommendation will follow the requirements of the Harrison Township Zoning Resolution Section 4.22 General Standards Applicable to All Conditional Uses. The Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

1. is in fact a conditional use as established under the provisions for the Zoning District involved;

The property is located in a Business District and would be considered a conditional use under the B-1 Zoning District - Places of amusement and assembly.

2. will be harmonious with and in accordance with the general objectives, or with any specific objective of the Township's comprehensive plan and/or Zoning Resolution;

As already stated, the property is currently zoned B-1. The Harrison Township Future Land Use Plan (comprehensive plan) has this area future use as General Business.

3. will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;

The brewery has been in operation since 2011 and to this date there have been no complaints to the township about it's operation.

4. will not be hazardous or disturbing to existing or future neighboring uses;

No.

5. will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

Yes.

6. will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;

No.

7. will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odor;

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I do not believe there would be an issue.

8. will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;

There are two (2) existing driveways into this property. One serves as driveway access to the brewery.

9. will not result in the destruction, loss, or damage of natural, scenic, or historic feature of major importance;

No.

Zoning Inspector’s Recommendation

It would be my recommendation to approve with the following conditions:

Article 18 – Off Street Parking and Loading Regulations – Section 18.1- Development and Maintenance of Parking Areas # 2. Surfacing: Any off-street parking area for more than five (5) vehicles shall be graded for proper drainage and surfaced with asphalt or concrete. The existing parking lot must be paved.

The proposed sign (32 sq. ft.) must be approved by O.D.O.T. and a Zoning Permit must be received from Harrison Township. O.D.O.T. should set the sign setback from the edge of pavement for Columbus Rd. which Harrison Township will accept.

All outside lighting must comply with Article 14 – Outdoor Lighting. This in general means all outside lighting must have a downward direction.

*Thomas D. Frederick
Harrison Township Zoning Inspector*

Mr. Frederick also noted the tasting room would require a zoning permit from Harrison Township.

Mr. Hannahs asked about the drawing of the tasting area. He wanted to know where the kids area would be located. Mr. Kirk answered the area would be in the corner showing the small table.

Ms. Hans asked about the patio on the drawing. She asked if the applicants had considered a gate for safety purposes since children would be present. Mr. Kirk said they had not considered a gate. The plan is for the area to be roped off. Mr. Kirk stated this plan has been approved by the State of Ohio.

Lori Sanders stated she is aware the location is zoned for business but is against the tasting room. She is a longtime resident and likes the peace and quiet of the area. She is concerned about longer hours being added as well as more parking spaces if the business grows. Ms. Hans answered that she understands the concern but the main thoroughfares of the township are zoned for business.

Michelle Smith supports the business.

Ms. Hans moved to approve the application with the following conditions:

1. That Article 18 – Off Street Parking and Loading Regulations must be followed– Section 18.1- Development and Maintenance of Parking Areas # 2.Surfacing: Any off-street parking area for more than five (5) vehicles shall be

graded for proper drainage and surfaced with asphalt or concrete.
The existing parking lot must be paved.

2. That the proposed sign (32 sq. ft.) must be approved by O.D.O.T. and a Zoning Permit must be received from Harrison Township. O.D.O.T. should set the sign setback from the edge of pavement for Columbus Rd. which Harrison Township will accept.

3. That all outside lighting must comply with Article 14 – Outdoor Lighting. This in general means all outside lighting must have a downward direction.

4. That the tasting room hours will not exceed 12:00 pm to 10:00 pm Monday through Saturday with no Sunday hours.

Mr. Biniker seconded.

Vote: Valerie Hans- yes, James Hannahs-yes, Jeremy Nestor-no, Ricky Biniker-yes, Jack Treinish-yes.
The motion passed with four yes votes and one no vote.

At 6:54 pm Mr. Treinish moved to close the Public Hearing. Mr. Biniker seconded. The motion passed with unanimous ayes.

A working session began at 6:55 pm

Mr. Treinish moved to approve the minutes from the June 25, 2019 with a correction of the working session start time. Mr. Biniker seconded. The motion passed with unanimous ayes.

At 7:03 pm Mr. Biniker moved to adjourn. Ms. Hans seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Valerie Hans, Chair

Public hearing professionally recorded by Anderson Reporting