

HARRISON TOWNSHIP  
BZA  
November 13, 2019

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

John McGowan will be a voting member due to the absence of Valerie Hans.  
James Hannahs will be serving as Chair due to the absence of Valerie Hans.

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

Guests: Jim and Suzie Ellison, Rachael Mattis Bissett, Adam Vipperman, Michelle LaLonde, Randy Colvin and Chris Williams.

The purpose of this meeting is to consider a Conditional Use Application submitted by Jim Ellison and Chris Williams of The Reclaimed Barnwood Company.

The applicants are requesting to operate a woodshop at 4881 Hazelton-Etna Rd. Pataskala, OH 43062. They produce architectural pieces and furniture made with wood salvaged from rustic Ohio barns that are no longer in use. The proposal includes two buildings. The first is a 40' x 100' pole building consisting of a workshop, storage and office space. The second is a 75' x 75' building to be used for retail/showroom space. The company also operates Buckeye Water Features. The proposed plan will have a small storage area for Buckeye Water Features.

Jim Ellison told the board they had sent a personal mailing to the adjoining/adjacent property owners. One, Michelle LaLonde, had responded with questions about lighting and hazardous materials.

Mr. Biniker asked about the lighting. Mr. Frederick said lighting would have to meet the Harrison Township regulations. Also, if the Conditional Use is approved, the applicant would have to submit an application for Architectural Review according to Article 26 of the Harrison Township Zoning Resolution. Mr. Ellison added that the plans are to have downward shielded lighting.

Mr. Frederick's report

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November 12, 2019

Harrison Township Zoning Inspector's report & recommendation for a Conditional Use application for 4881 Hazelton Etna Rd. Pataskala, Ohio 43062

The Conditional Use application is for the development of an operation of The Reclaimed Barnwood Company. The applicants are Jim Ellison and Chris Williams.

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 currently zoned B-1 – Business District. Construction Sales and Service is a listed Conditionally Permitted use within the B-1 District.

**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;**

The Future Land Use map has this area as Business use.

**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;**

Included with the application are site plans that show a sample of the type of proposed building. It appears to be of such construction that will be harmonious and appropriate for the neighborhood and other businesses in the area.

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

With the proposed woodshop there will be noise.

**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;**

Water and sewer will be provided by on site well and septic system.

**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.

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Final - Approved

**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;**

*I do not believe so.*

**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;**

*The applicant states that ODOT has approved a shared driveway to be used by this proposed use and the proposed public storage units to be located north of this site.*

**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 the application with Conditions:*

*Must comply with all requirements of the Harrison Township Zoning Resolution.*

*Some of those would be the Landscaping /Buffer Regulations, Architectural Review Standards, Parking Regulations, Lighting Regulations and Sign Regulations.*

*Thomas D. Frederick  
Harrison Township Zoning Inspector*

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Mr. Hannahs asked if there had been soil samples taken. The applicants said yes; the soil samples were good.

Mr. Hannahs asked about employees. Mr. Ellison answered there would be 5-6 employees with a service van, pickup truck and a trailer.

Mr. Treinish asked where the business was now. Mr. Ellison said they are operating from their garage since their previous business was damaged by a fire in March.

Mr. Hannahs asked where the applicants reside. Answer: Johnstown.  
He also wanted to know if they would have normal business hours. The applicants responded the business hours would be 8:30/9:00 am to 4:00/5:00 pm.

Michelle LaLonde stated the applicants had answered all her questions and she feels they will be good neighbors.

Mr. Treinish moved to approve the application with the conditions that the applicants comply with all requirements of the Harrison Township Zoning Resolution. Some of those requirements would

include Landscaping /Buffer Regulations, Architectural Review Standards, Parking Regulations, Lighting Regulations and Sign Regulations. Mr. Biniker seconded.

Vote: James Hannahs-yes, Jeremy Nestor-yes, Ricky Biniker-yes, Jack Treinish-yes, John McGowan-yes. The motion passed with a unanimous yes vote.

The Public Hearing closed at 6:58 pm.

A working session began at 7:02 pm.

Mr. McGowan moved to approve the minutes from October 22, 2019. Mr. Treinish seconded. The motion passed with unanimous ayes.

The board was given information about updates adopted for the Zoning Resolution.

Mr. Frederick said he had not received any information on the application for 6669 Outville Rd. Pataskala, OH 43062. This application was tabled by the BZA on September 24, 2019.

At 7:09 pm Mr. Biniker moved to adjourn. Mr. Nestor seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Valerie Hans, Chair

James Hannahs, Vice Chair

*Public hearing professionally recorded by Anderson Reporting*