

BOARD OF TRUSTEES OF HARRISON TOWNSHIP
LICKING COUNTY, OHIO
MINUTES OF SPECIAL MEETING NOVEMBER 10, 2021

The Harrison Township Trustees met in special session on November 10, 2021 at the Township Hall. The Chairman, Mark Van Buren, called the meeting to order at 9:00 a.m. and he led those present in the Pledge of Allegiance. The Fiscal Officer called the roll, and the following members and guests were present.

Trustee	Mark Van Buren
Trustee	Eric Smith
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Valerie Hans
Road Superintendent	Ben Patterson
Guest	Ed Stiles
Guest	Bonnie & Carel Ellinger
Guest	Brandon Brumbaugh

The purpose of the meeting is to discuss the following:

1. ODOT Township Stimulus Grant Project
2. Legal options for Front Porch Investments BZA Hearing
3. Consider proposed revisions to the Harrison Township Zoning Resolution. Articles with proposed revisions to be discussed and acted upon are: Article 3 Definitions, Article 8 Non-Conformities, Article 10 District and General Provisions, Article 13 R-Residential District, Article 15 B-Business Districts, Article 17 Exceptions and Modifications, Article 18 Off-Street Parking and Loading Regulations.
4. Approve minutes and bills.

Valerie Hans presented the ODOT Stimulus Grant application information that she has entered so far. Ben Patterson has received the Engineer's estimate for the Smoke Road Culvert Replacement Project that is being submitted for the ODOT Grant. The trustees reviewed the estimate.

-Eric Smith approved submitting the Smoke Road Culvert Replacement Project for consideration for the ODOT Stimulus Grant. Valerie Hans will write a letter of support for the grant. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.

-Ray Foor moved to adopt Resolution 2021 11 10 01 which states: The Board of Township Trustees of Harrison Township, Licking County, Ohio hereby declares its intention to proceed with the "2022 Smoke Road Culvert Replacement Project". The project is pending approval of

the ODOT Stimulus Grant. If the grant is not received, the project will be re-evaluated before moving forward. Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.

-Ray Foor moved to approve the following:

- 1. The minutes of the November 1, 2021 regular meeting.**
- 2. The minutes of the November 1, 2021 public hearing.**
- 3. Warrants 18098 through 18107**

Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.

The Board moved to legal options for Front Porch Investments. Legal counsel was unable to attend.

Trustee Mark Van Buren briefly outlined the case. The applicant appealed to the Common Pleas Court. A settlement agreement has been presented to the trustees. The applicant had questions concerning the tie vote. They are asking to have the fees from their first hearing waived and no fees charged for their second hearing. They want to set specifications on who serves on the BZA for the hearing and they request no public input.

The trustees are not in favor of waiving the fees, members of the BZA will serve as they would at any hearing and of course public input is always welcome at any Harrison Township meeting or public hearing. The trustees did not approve waiving the fees, therefore the BZA cannot sign the settlement.

The trustees will consider proposed revisions to the Harrison Township Zoning Resolution.

Articles with proposed revisions to be discussed and acted upon are: Article 3 Definitions, Article 8 Non-Conformities, Article 10 District and General Provisions, Article 13 R-Residential District, Article 15 B-Business Districts, Article 17 Exceptions and Modifications, Article 18 Off-Street Parking and Loading Regulations.

The full printed set of proposed changes can be reference in the November 1, 2021 Public Hearing minutes.

Discussion was held concerning Article 8.10. Valerie Hans presented examples of its use. The trustees would like to remove this section.

Valerie Hans had the Licking County Prosecutor review updates to the proposed changes of Article 10.11 and Article 10.15.

-Eric Smith moved to adopt the proposed revisions to the Harrison Township Zoning Resolution, Article 3, Article 8, Article 10, Article 13, Article 15, Article 17 and Article 18 with the deletion of Article 8.10 and updates to Article 10.11 and Article 10.15 as follows.

10.11 ACCESSORY STRUCTURES

- 1. Accessory Structures shall be at least 15 (fifteen) feet from any lot lines of adjoining lots and meet the same front yard requirements of structures in that district. See Section 10.15.**
- 2. Cargo containers, industrial containers, and shipping containers are not permitted to be used as an accessory structure where the primary use on the property is residential.**
- 3. An accessory structure shall not be used for dwelling purposes.**
- 4. A zoning permit shall be required for accessory structures.**
- 5. A principal structure must be constructed on a property prior to making application for an accessory structure.**

10.15 PERMITS REQUIRED

A zoning permit is required for all Accessory Structures prior to construction. A principal structure must be constructed on a property prior to making application for an Accessory Structure.

The full set of proposed revisions can be referenced in the November 1, 2021 Public Hearing minutes. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.

Being no further business, Chairman Mark Van Buren adjourned the meeting at 9:30 a.m. Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder
Harrison Township Fiscal Officer

Resolution 2021 11 10 01 is a part of the November 10, 2021 minutes.