

Harrison Township Zoning Commission
Public Hearing/Working Session
February 15, 2022

Members present: Christine Johnson, Brenda Oliver, Laney McLaughlin, Brad Sager and Tracy Kelley.

Also present: Valerie Hans, Zoning Inspector, Vickie Noble, Zoning Secretary, Pete Griggs and Marilyn Martin of Anderson Reporting.

Applicant representatives: Donald Plank, Steve Layman, James Havens, Mike Yungerman, and Craig Moncrief

Guests: Donna Keller Coe, Terry Ashcraft, Ellen VanDyne, Chad Delong, James Spaulding, Norma Welch, Ben Johnson, Renee Smith, Danny Bailey, John Sharp, Mark and Connie Sweitzer, Ron and Kathy Rogers, Kyle and Bethany Speakman, Jeremy Hinsdale, Maeling and Jon Parrish, Robert Martin, Harold Martin, Todd Merry, David Engel, Jessica Forsthoefel, Jack Paul, David Coe.

The meeting was called to order at 7:02 p.m. by Christine Johnson with all standing for the Pledge of Allegiance.

Ms. Johnson explained the purpose and procedure of the hearing.

The board and participants were introduced.

Donald Plank said they are requesting a PUD zoning.

He said this will be a two-step process. First level is zoning, and second level is site plan.

He presented maps and details about the surrounding properties.

He said there are natural buffers on the property.

A traffic study was submitted to the county but has not been completed.

Curb cuts will be approved by the county.

I-70 is key to the development. Traffic will go back and forth to I-70.

All internal roadways will be private roads.

Pete Griggs, legal counsel for Harrison Township asked about the detachment from Kirkersville.

Jim Havens said the owner tried to work with Kirkersville. Judge Branstool made the decision on the detachment.

Mr. Plank referred to the development showing drawings with proposed buildings.

Mike Yungerman with OPUS said there is 76-78 acres in Part A with two buildings that are 508,000 square feet and will cost seventy million dollars. He sees possible tenants as distribution, medical supplies, and light assembly. The plans are to start construction in the third quarter of this year and complete in 2024. Buffering will consist of a mound 10' high with trees planted on top. The screening is intended to be dense. He also stated that the buildings will be designed to accommodate two tenants per building.

Mr. Plank pointed out that the M-1 district requires 6' mounds but this site plan will have 10' mounds.

Mr. Griggs asked if the applicants would be requesting economic assistance.

Mr. Plank said they will be in discussion on this matter . He also said any tax abatements would require discussion with the school district.

Brad Sager asked about screening for the properties north on Main Street and the cemetery.

Mr. Plank said there would be detention ponds.

Mr. Yungerman said there is already mature trees there and that the creek bed would remain.

Mr. Havens said there is a possibility of selling a section on the north end to Southwest Licking Community Water and Sewer District. He also said about 30% of the property is open space and cannot be developed.

Brenda Oliver asked the distance of the buildings from the road and questioned the building height.

Mr. Havens said the distance from the road would be 212'.

Mr. Griggs asked if the plans had been submitted to the fire department. Ms. McLaughlin said the application package had a letter from the department only stating they served the area. Mr. Griggs also wanted to know about the lighting plan. Mr. Yungerman said there are no lighting plans at this stage.

Mr. Griggs referred to a staff report from the Licking County Planning Commission. He said he will be talking to Brad Mercer about their recommendations. He mentioned the one-step, two-step process and asked if the applicants were asking for approval for the entire process. Mr. Plank said right now they prefer to get approval for the zoning.

Laney McLaughlin has several questions and concerns.

She said the narrative statement said the traffic on Outville and 40 would be reduced...how?

She asked about the in and out on Outville Road. Mr. Plank said the county will dictate some of this and the goal will be to install a traffic light at the developers expense.

She questions the uses stated in the narrative. Mr. Plank said they could limit uses in the zoning text.

She is not comfortable with no identified tenants.

She is concerned about the truck traffic and the noise it will create.

Another concern is trash on the adjoining properties created by the development. She stated that farms have a problem with trash from neighboring properties and are constantly cleaning up trash.

Mr. Plank said that neighboring industrial use is best for farms.

Ms. Johnson opened the hearing for public comments.

Todd Merry lives across the road from the proposed development. He is not objecting to the development but would like to see the trucks rerouted. He is concerned about semi-trucks close to residential properties.

James Spaulding questioned why this property is so high in demand. Mr. Plank said it was due to being close to I-70. Mr. Spaulding asked if the applicants were local. Mr. Havens answered that he has been a longtime Licking County resident. Mr. Spaulding also questioned the water service. Mr. Havens said the

water would come from Southwest Licking Community Water and Sewer District. Mr. Spaulding also questioned the possibility of limited hours.

Jon Parrish asked if this development would put the sewage over capacity. Mr. Havens said this was not an issue since it would not be depending on Kirkersville utilities.

Mark Sweitzer questioned the 55/35 speed limit split. Mr. Griggs answered that the county sets the speed limits on county roads. Townships have no control over speed limits.

Ms. Johnson addressed the applicants stating there is a lot of research and answers that are needed.

Norma Walsh is a 45 year resident and is concerned about wet lands. She wanted to know if housing had been considered. Mr. Havens said in his opinion the property is zoned for the asking uses.

Tracy Kelley asked if different entrances had been considered. Mr. Havens said there is an enormous frontage on Outville Road and doesn't feel the ask is unreasonable.

Ellen VanDyne is concerned about drainage. Mr. Havens said storm water regulations are required.

Jessica Forsthoefel asked if there are plans for the north side.

Mr. Yungerman said detention/retention ponds are planned. She also asked if Keller Road had been considered for an entrance. Mr. Havens said Keller Road is highly deteriorated.

Ms. McLaughlin moved to continue the public hearing on March 15, 2022 at 7:00 p.m.

Mr. Sager seconded.

Vote: Christine Johnson-yes, Brenda Oliver-yes, Laney McLaughlin-yes,
Brad Sager-yes, Tracy Kelley-yes

At 8:31 p.m. Ms. Johnson announced the board would take a short break before beginning the working session.

A working session began at 8:49 p.m.

Ms. McLaughlin moved to approve the February 1, 2022 minutes. Ms. Kelley seconded.

The motion passed with unanimous ayes.

The board will meet on March 1, 2022 for a regular working session and on March 15, 2022 for a continuation of the February 15, 2022 Public Hearing. A working session will follow the March 15, 2022 Public Hearing.

At 9:07 Mr. Sager moved to adjourn. Ms. Kelley seconded. The motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Chris Johnson, Chair

The Public Hearing was professionally recorded by Anderson Reporting