

Harrison Township Zoning Commission
Public Hearing/Working Session
April 19, 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, Legal Counsel and Marilyn Martin of Anderson Reporting.

Guests: Rob Martin, Harold Martin, Jon F. Parrish, Richard Haas, David White, David Coe, Nick Tomasone, David Engle, Dan and Renee Smith, Jessica Forsthoefel, Vicki Coe, Judy Casto, Jodie Adams, Norma Welch, Robin Wilson, Maeling Parrish, Andrew and Kelsea Shayko, Steve Layman, Donna Keller Coe.

Applicant representatives: Donald Plank, Craig Moncrief and Jim Havens.

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

The Public Hearing is a continuation of the March 15, 2022 Public Hearing for a Zoning Amendment Application submitted by Donald Plank, Plank Law Firm, LPA for 281.28 acres located on Outville Road between National Road and I-70. The applicant is requesting to establish a PUD zoning for Parcel #025-080076-00.000. (Application #2021-01R)

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

The board and participants were introduced.

Donald Plank said they were working on the uses and have started excluding uses for Phases 1 and 2. He informed the board that he had done some checking on the speed limit split of 55 mph and 35 mph. and found information that would allow two jurisdictions to come together and agree on one speed limit. There will be road improvements.

Pete Griggs would like to have a meeting with the applicant and the township zoning inspector. Mr. Plank is in agreement with a meeting.

Brenda Oliver asked about the layout of Phases 1 and 2. Mr. Havens explained the reason for the layout and added that the floodplain limits uses. Ms. Oliver also wanted to know if any decisions had been made for Phases 3 and 4. Mr. Plank said there were no decisions at this time and that they would have to come back to the township later for approval.

Valerie Hans asked about the smallest lot size and building size. She pointed out that the proposed sizes do not meet the township requirements. Mr. Plank said these smaller lots and buildings could be limited.

Ms. Hans would also like to see no moveable individual storage buildings used for restaurants and coffee houses.

Ms. Hans addressed some concerns about highway signs, Architectural Reviews and cemetery buffering. Mr. Plank said they were not ready for sign packages but would come back for sign requests as well as Architectural Reviews. He said the cemetery has a higher elevation. Mr. Havens said OPUS would be willing to provide buffering. He added that buffering would depend on the access road to the cemetery. He is willing to work with a representative from the cemetery.

Ms. Oliver asked about the traffic study. Mr. Havens said they just got some information from the county engineer and will provide this information to the township.

Ms. McLaughlin gave a list of uses she did not want to see:
Used car lots, adult bookstores, motels, big box stores, smokestack/noxious smell industries, strips of cottage industry/retail style shops, residential, and reader boards.

Ms. Oliver gave a list of uses she did not want to see:
Manufacturing, distribution, adult only stores, adult only entertainment, storage rentals, used vehicle sales, motels, truck stops, RV sales, Dollar stores.

Ms. Kelley asked if trucks could be prohibited from running all night. Mr. Griggs said that would come with defining uses.

Mr. Sager asked about western southbound lanes improvement. Mr. Plank discussed turn lanes and said the road definitely needed improvement.

Ms. Kelley gave a list of uses she did not want to see:
Motels, adult entertainment store, strip Club/Night Club, apartments/condos, used car lot, concert venue, drug/alcohol facilities. She also added she wanted to see manufacturing warehouses be same or smaller than the Amazon buildings with strict hours and mounds on all side to protect road view, SR 40 house view and cemetery view.

Ms. Hans asked about setbacks and individual signs. Mr. Plank said they would refer to the zoning code for setbacks and felt it would be hard to not have individual signs.

Ms. Johnson asked if there were any public comments.

Vicki Coe asked if the access road to the cemetery would be used by the public. Mr. Havens said it would not and that it could be gated and used by the cemetery when necessary.

Norma Welch said she appreciated the willingness to please the property owners. She feels this could be done tastefully and become a gateway to the area of Kirkersville and Harrison Township. Mr. Havens said there would be 30% open space and that there had been discussion about donating land for a park.

Renee Smith is concerned about seeing the back of buildings from her home.

Harold Martin is concerned about grid lock of traffic.

Vicki Coe had questions about widening the road and the turn lanes. Mr. Plank said they had to wait for the traffic study. Mr. Griggs pointed out this would be up to the county not the township.

Judy Casto is concerned about the amount of traffic created by employees.

Richard Haas is concerned about the lights on the warehouses. Ms. Johnson said the township lighting regulations would have to be followed.

Dave Engle commented on the parks and walking trails. He asked if there is adjacent access for this. Mr. Plank said they could only build on their own property. Mr. Havens said there are access points available.

Kelsea Shayko is also concerned about lighting. She also asked about the traffic light. Ms. Hans said that will be determined by the traffic study.

Ms. McLaughlin moved to continue the public hearing on May 18, 2022 at 7:00 p.m.

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

At 8:21 p.m. Ms. Johnson announced a short break before the working session would begin.

A working session began at 8:35 p.m.

Ms. McLaughlin moved to approve the April 5, 2022 minutes. Ms. Kelley seconded. The motion passed with unanimous ayes.

The board will meet on May 3, 2022 for a regular working session and on May 18, 2022 for a continuation of the April 19, 2022 Public Hearing. A working session will follow the May 18, 2022 Public Hearing.

A Zoning Information/Training Session for both zoning boards has been scheduled for May 17, 2022 at 6:30 p.m. The session will be facilitated by attorney Pete Griggs.

The board discussed future possible revisions to the Zoning Resolution.

At 9:19 p.m. Ms. McLaughlin moved to adjourn. Ms. Kelley seconded. The motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Christine Johnson, Chair

The Public Hearing was professionally recorded by Anderson Reporting

Minutes not official until approved by the Harrison Township Zoning Commission