

BOARD OF TRUSTEES OF HARRISON TOWNSHIP  
LICKING COUNTY, OHIO  
MINUTES OF PUBLIC HEARING JUNE 28, 2022

The Harrison Township Trustees held a public hearing on June 28, 2022 at the Township Hall. The Vice Chairman, Eric Smith, called the meeting to order at 7:00 p.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. Chairman Mark Van Buren was not in attendance because he is an adjoining property owner.

Trustee	Eric Smith
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Valerie Hans
Guest	Attorney Pete Griggs
Guest	Todd Merry, 9241 Outville Road
Guest	Brian Marsh, 64 Stanberry
Guest	Richard Haas, 32 Community Drive
Guest	M & J Parrish, 445 E. Main
Guest	Steve Layman
Guest	Judy & Brian Casto
Guest	Renee Smith, 7025 Outville Road
Guest	Todd Davis
Guest	Dan Liebtag, 9801 Outville Road
Guest	Nick Tonasan
Guest	Dave White, 205 E. Main Street
Guest	Don Plank
Guest	Greg Moncrief
Guest	Linda Miller
Guest	Chris Johnson, Brenda Oliver, Laney McLaughlin, Brad Sager, Tracy Kelly, members of the Zoning Commission
Guest	Vickie Noble

The purpose of the public hearing is to consider 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.

Marilyn Anderson, Court Reporter with Anderson Reporting Services, Inc. swore in all attendees that wish to speak during the public hearing.

Zoning Inspector, Valerie Hans, reviewed the project and stated that the Zoning Commission had recommended approval of the project with modifications. Chairman Smith ask Don Plank to present the development.

Mr. Plank introduced those who were in attendance with him. They will need development approval of the first phase. The 281 acres is divided into four phases. He reviewed the different phases and the site plan. Truck traffic access to the property will be south of homes that are across Outville Road from the project. Other entrances will be marked no truck traffic with one entrance as an emergency access. The traffic study that the trustees have is a draft. Once ODOT has input, the study will be finalized. Mr. Plank stated that most likely there will be a traffic light.

From the floor – Todd Merry, 9241 Outville Road

Mr. Merry lives across from the development. Safety is his biggest concern and traffic speed. He thinks that traffic needs to be slowed down (current 55 mph speed limit). He stated that the road is decaying and he just wants safety for kids and the community.

From the floor – Judy Casto

Ms. Casto had a question about the uses in phase four. The Zoning Inspector explained that permitted uses are: agricultural, recreational uses, utility and service system buildings, uses, and lands, public buildings, and picnic grounds. These uses are allowed but not necessarily what will be in phase four.

From the floor – Renee Smith, 7025 Outville Road

Ms. Smith resides in the first house north of I-70. She has the same concerns as Todd Merry and wants safety for the neighborhood.

From the floor – Todd Merry

Mr. Merry inquired about an upcoming Kirkersville Village meeting about water access and concern for his well. This property is not involved with the Village meeting.

Trustee Foor inquired if there will be turn lanes.

Mr. Plank stated that turn lanes will be required and most likely a traffic light. The Licking County Engineer will make the final decision.

Trustee Foor ask if employees will leave at different times to help traffic flow.

Mr. Plank stated that the warehouses are being built speculatively and that they do not know who will be doing business there at this time.

Mr. Plank stated that you should count on traffic 24/7. They are planning for the highest intensity, which may not happen, but they will be prepared in case it does. They have planned for road widening and have the appropriate set backs to accommodate the need.

Trustee Smith inquired about the right of way and if it will come from their project and not from the homes on the other side of Outville Road.

Mr. Plank stated that the Licking County Engineer will make the decision.

Trustee Smith stated that the township has requested a speed study but has not received the results as of this date.

The Zoning Inspector stated that she received the traffic study from the Licking County Engineer earlier today.

Mr. Plank stated that it is a draft and will be final once ODOT has input.

Trustee Smith is interested in the economic development of the project, a TIF, JEDD or other.

Mr. Plank stated that the project cannot go forward without a tax abatement.

Trustee Smith stated that the township wants this to be classy and something we can all be proud of. Personally, he would like it to be along the lines of New Albany.

Mr. Plank stated that the township has very good Architectural Standards which will bring attractive buildings.

Trustee Smith ask about the cemetery entrance.

Mr. Plank stated that it will be gated and only used for emergencies.

Trustee Smith inquired about the smaller lots.

Mr. Plank stated that there are three smaller lots at 18,000 sf with 600 sf building size. He used Starbucks as an example that would fit this size lot.

The Zoning Inspector had questions about billboards.

Mr. Plank stated that they are prohibited.

The Zoning Inspector would like for this to be stated in the text.

Trustee Foor ask about moving message signs.

The Zoning Inspector wants them prohibited.

Trustee Foor inquired about where we stand on tax abatement.

Mr. Plank stated that Chris Connelly is working on the tax abatement.

Pete Griggs (Attorney hired by the township) stated that the trustees have no authority to approve a tax abatement or create one.

Mr. Plank ask what does the township want.

Mr. Griggs stated a MOU with the Board. The Board of Trustees are looking for a global understanding on this subject. A JEDD would give them a comfort level.

Trustee Smith inquired about the noise factor.

Mr. Plank stated that trees alone do not stop the noise. Mounding is a part of the plan with trees on top of the mound.

Trustee Smith stated that it is premature to make a decision until more details are worked out. Items such as the traffic study, TID involvement and the economic development factor.

Mr. Griggs added that we just need a global understanding of the tax abatement.

Trustee Foor stated that the Board wants to help and will encourage some stuff.

Trustee Smith ask Mr. Plank to get the needed information to Pete Griggs and the Zoning Inspector.

The Zoning Inspector stated that she is most concerned with signage and hotels that are extended stay but people end up living there.

Mr. Plank stated that the market is for a hotel, not an extended stay hotel and that he will address this topic.

A date to continue the hearing was discussed.

**-Eric Smith moved to continue the June 28, 2022 public hearing until July 26, 2022 at which time a continuation of the public hearing will be held. It will be held at the Harrison Township Hall located at 6750 Outville Road, Pataskala, Ohio 43062. The Public Hearing will start at 7:00 p.m. and consider 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. Ray Foor seconded the motion. Roll call: Van Buren ABSENT, Smith YES and Foor YES. The motion passed.**

The public hearing was over at 7:50 p.m.

This public hearing was professionally recorded by Anderson Reporting Services, Inc.

Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder  
Harrison Township Fiscal Officer