

BOARD OF TRUSTEES OF HARRISON TOWNSHIP  
LICKING COUNTY, OHIO  
MINUTES OF PUBLIC HEARING JULY 26, 2022

The Harrison Township Trustees held a public hearing on July 26, 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 (hired by Township)
Guest	Jim Havens
Guest	Don Plank
Guest	Michael Yungerman, OPUS
Guest	Donna Keller Coe, 399 Bear Woods Dr.
Guest	Dave White, 2055 S. Main
Guest	David Coe, Dublin
Guest	Steve Layman, 9 N. Third
Guest	Renee Smith, 7025 Outville Road
Guest	James Goodlett, Columbus
Guest	Gerald Arnott, Kirkersville UMC
Guest	Cristy Meade, 245 Hillview Drive

This public hearing is a continuation of the June 28, 2022 public hearing. The Harrison Township Board of Trustees will 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.

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

Chairman Eric Smith made introductions and ask for updates on the development.

Don Plank stated that three updates have occurred as follows:

1. Minor changes to the zoning text with modifications.
2. The traffic study.
3. JEDD – They are willingly joining the JEDD once the property is developed.

Mr. Plank stated that the traffic study is final except for ODOT's input. He took the study to the Licking County Engineer and he felt that everything was good. The engineer reviewed the turn lanes and road improvements. Mr. Plank was sent on to the Licking County Planning Commission.

From the floor – Renee Smith

Ms. Smith ask from which side of the road will the widening come from. Mr. Plank answered, the east side only, her property would not be used.

The Zoning Inspector inquired if the internal roads would be private.

Mr. Plank stated that the main internal road would be public, a requirement by the Licking County Planning Commission.

Chairman Smith wondered if it was for access management. Also, if this is abated who will take care of the road. Mr. Plank stated that the JEDD would provide funds to take care of the road.

Mr. Plank stated that they would like to keep the road private.

Pete Griggs mentioned that the township could add a stipulation for the road to be private, if approved.

Mr. Plank ask if the county could be pushed to make it a county road.

Chairman Smith stated that we need to push for a private road.

Mr. Plank commented that he thought the township would get two or two and one-half percent from the JEDD.

Jim Havens stated that the road approval is separate from the zoning approval.

Trustee Foor inquired about how long until the township knows about the road status.

Mr. Plank answered that it could be several months, they need to plat the property.

Mr. Plank stated that they expected the road to be private. If it must be a township road, it will be taken care of by the development agreement.

Pete Griggs stated that if it is a township road, the property owner's association could be wrote into the agreement. The main concern is getting an agreement on a JEDD.

Mr. Plank commented that the retail area will have a TIF.

Chairman Smith inquired, where are we on the New Albany look. Mr. Plank responded that the township has a good set of Architectural Standards and that they will be followed.

Mr. Plank talked about the JEDD and the TIF.

Chairman Smith stated that the township has no say about the traffic study and ask if we were ready to act on the PUD zoning as submitted. The Zoning Inspector responded that she was very comfortable with it.

The resolution has the added JEDD language and the updated zoning text.

**-Eric Smith moved to adopt Resolution 2022 07 26 01 which states: TO ADOPT, WITH MODIFICATION, THE RECOMMENDATION OF APPROVAL OF THE ZONING COMMISSION AS TO ZONING AMENDMENT APPLICATION NO. 2021-01R FOR REZONING TO PLANNED UNIT DEVELOPMENT. Ray Foor seconded the motion. Roll call: Van Buren ABSENT, Smith YES and Foor YES. The resolution was adopted.**

Being no further business, the Chairman adjourned the public hearing at 7:38 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

Resolution 2022 07 26 01 is a part of the July 26, 2022 public hearing minutes.