

Harrison Township Zoning Commission
April 23, 2024

Members present: Christine Johnson, Laney McLaughlin, Brad Sager, Tracy Kelley, and Douglas Williams. Absent: Gerald Arnott and Gerald Saffo
Douglas Williams will be a voting member due to the absence of Gerald Arnott.

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

Guests: Lanny Anglin, Chris Zahnow, Robin Coccia, Paul Leist, Monty Haynes, Ashley Campbell.

The meeting was called to order at 7:00 p.m. by Christine Johnson with all standing for the Pledge of Allegiance.

PUBLIC HEARING

The purpose of the Public Hearing is to consider a Zoning Amendment Application submitted by Ashley Campbell, President, Beechwood Trails Park & Pool. The applicant is requesting to rezone the 7.028 +/- acres at 248 Needles Drive SW Pataskala, OH 43062 (parcel # 025-075324-00.000) from R-15 to C-1. Application # 2024-01

Christine Johnson opened the Public Hearing by explaining the process and introducing the board.

Ms. Johnson asked Valerie Hans to give an overview of the April 22, 2024 LCPC meeting and the staff report.

Ms. Hans said the LCPC was recommending denial of the application. It is their opinion that the C-1 zoning does not comply with the Harrison Township Comprehensive Plan and Future Land Use Maps. Their recommendation was to add a deed restriction to the current deed preventing it from being developed other than for park and/or recreational use.

Ashley Campbell, president of the Beechwood Trails Park & Pool said they were happy to see the C-1 zoning as an option to protect the future of the property.

Laney McLaughlin asked about the change in size of the park over the years. Ms. Hans said the park was bigger, but a previous group had sold off some parcels.

Ms. Campbell said the group that sold the parcels were behind on the taxes and had to sell the parcels. Currently the park is a 501 c3 and does not pay property taxes.

Lanny Anglin asked if the C-1 zoning was commercial. Ms. Hans said it was a Conservation District and gave Mr. Anglin a copy of Article 11 C-1 Conservation District. Mr. Anglin then referred to the mention of Agriculture in the article. Ms. Hans said this application is looking at recreational activities.

Ms. Johnson asked if the current buildings and use would be grandfathered in. Ms. Hans said it would.

Tracy Kelley said the zoning change fits with the Comprehensive Plan.

Ms. McLaughlin said she walked the park today. She questions if other parks in the township would benefit from rezoning to C-1. Ms. Hans said it would be up to the organization or owners to make the request.

Mr. Anglin asked about the flooding. Ms. Hans said it was not in the flood plain. He also wanted to know if the zoning could be changed back to residential if the C-1 zoning was approved. Ms. Hans said it would be unlikely and explained the residential zoning. The R-15 is no longer an option. The residential options are R45 and R70.

Mr. Anglin questioned the deed restriction. Ms. Hans said it is up to the owner not the township to request a deed restriction.

Ms. McLaughlin moved to send the Application to the Board of Trustees with a recommendation of approval. Ms. Kelley seconded.

Vote: Christine Johnson-yes, Laney McLaughlin-yes, Brad Sager-yes,
Tracy Kelley-yes, Douglas Williams-yes.

The motion passed with a unanimous yes vote. The application will be presented to the Trustees at their May 6, 2024 meeting.

Ms. Johnson closed the public hearing at 7:24 pm.

A working session began at 7:32 pm

Ms. McLaughlin moved to approve the minutes from April 2, 2024. Ms. Kelley seconded. The motion passed with unanimous ayes.

The board was informed that the trustees approved the requested revisions to the Zoning Resolution. Those revisions were to Articles 3, 10 and 16. They will become effective May 23, 2024.

At 7:56 pm Ms. Kelley moved to adjourn. Mr. Sager 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