

HARRISON TOWNSHIP
BZA
DECEMBER 10, 2024

Members present: Ricky Biniker, John McGowan, Jeremy Nestor and Alternates Stephen Clegg and Mark Motz. Absent: Ryan Bailey and Jack Treinish.

Alternates Stephen Clegg and Mark Motz will be voting members.

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

Guests: Luke Baus, Ryan Badger, Danille Wilson, Jesse Beck, Steven Champlin, Fred Jeans, Sean Block, Scot Burdette, Sara and Kevin McCartney, James Hawkins.

The purpose of the Public Hearing is to consider a Conditional Use Application submitted by Danille Wilson, Bath & Biscuits. The applicant is requesting to establish a dog grooming salon, boutique, and daycare (not a kennel) at 5945 Columbus Rd. SW Granville, OH 43023.

Parcel # 025-06934800.007 Application # 2024-03

Ricky Biniker called the meeting to order at 7:00 p.m. with all standing for the Pledge of Allegiance.

All who wished to speak were sworn in by the court reporter.

Mr. Biniker presented the application and attached documents.

Ryan Badger, representing the applicant, gave an overview of the application saying that the documents read by Mr. Biniker covered most of the details.

Zoning Inspector's Report

December 10, 2024

Harrison Township Zoning Inspector's report and recommendation for a conditional use application, to use the property for dog grooming salon, boutique, and daycare, at 5945 Columbus Rd., Granville, Ohio 43023. The applicant is Danille Wilson who is in contract to purchase the property from James Bozman.

This recommendation will follow the requirements of the Harrison Township Zoning Resolution Section 4.22 General Standards Applicable to All Conditional Uses. The Board of Zoning Appeals shall review the particular facts and circumstances of each proposed use in terms of the following standards and shall find adequate evidence showing that such use at the proposed location:

- a. Is in fact a conditional use as established under the provisions for the Zoning District involved.**

The property is currently zoned B-1. Business Districts, Conditional Use Section 15.3 provides for a Conditional Use Permit for animal pounds, pet shops, kennels, and veterinary establishments.

- b. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the Township's comprehensive plan and/or Zoning Resolution.**

The future land use map shows this area as residential; however, the Harrison Township Zoning Resolution and Zoning Map show this property as B-1 Business.

- c. Will be designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.**

The applicant is planning to construct a building to house their dog grooming salon, boutique, and doggy daycare. The owner presently has another location in Granville Township that is surrounded by residential homes and appears to be coexisting well in the neighborhood. The location they are considering in Harrison Township is surrounded by residential homes on three sides and a proposed DG Market on the B-1 property across the street. There are other businesses operating in the B-1 zoned part of the residential neighborhood.

- d. Will not be hazardous or disturbing to existing or future neighboring uses.**

The applicant states that she will have tall, screened fencing and will limit the number of dogs to no more than 28 dogs at a time. The daycare is open from 7am-6:30pm Monday-Friday. They state that they operate a clean environment with minimal odor due to professionally installed K9 grass turf which is strategically placed over a drainage system comprised of lime rocks. Lastly, the owner states that the dogs in their care are required to be up to date on vaccinations and regular health checks.

- e. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.**

Yes, this property is located on Columbus Rd with direct access to state route 16. The property is easily accessible to safety services. It is unknown if the property is served by public water and sewer at this time. The applicant is advised to contact Southwest Licking Water and Sewer to look into the water and sewer availability. If water and sewer is not available, the applicant

will need to work with the Licking County Health Department to establish well and septic for the property.

- f. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.**

No, the property will be developed with one building, paved parking lot and fenced and screened outdoor exercise area.

- g. Will not involve uses, activities, processes, materials, equipment, and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odor.**

The proposed use will not change the character of the neighborhood as there is already a business with similar daily operating habits located 570 feet to the south of this property in the B-1 portion of the residential neighborhood. In addition, a DG Market is in the process of locating directly across the street from this site on similar B-1 zoned property backing up to residential homes.

- h. Will have vehicular approaches to the property, which need to be designed to not interfere with traffic on surrounding public thoroughfares.**

The applicant is requesting a vehicular approach to the property on Amanda Dr. The driveway location will be established by ODOT and Licking County.

- i. Will not result in the destruction, loss, or damage of natural, scenic, or historic feature of major importance.**

The conditional use request will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance as the property is flat, vacant and has minimal tree coverage.

Zoning Inspector's Recommendation

If considering approval of this application, I would recommend the following considerations.

1. That there will be no noise audible from the outside of the business between the hours of 7:00pm and 6:30am.
2. That operating hours will be limited to 7:00am-6:30pm Monday-Friday.
3. That dogs will not be left outside unsupervised at any time.
4. That landscaping will be installed prior to occupancy of the building which is 70% opaque in the winter months and 6 foot high at time of planting.

5. That a 30-foot buffer yard will be established around the perimeter of the property.
6. That materials will not be stored outside on the property.
7. That all exterior lighting will be angled downward to avoid light pollution onto neighboring properties.
8. That all parking areas on the site will be paved, including any area where business trucks may be parked.
9. That the applicant will comply with the Harrison Township Zoning Resolution, Licking County Regulations, including but not limited to, architectural review, signage, lighting, landscaping/buffering.

Respectfully submitted, Valerie L. Hans Harrison Township Zoning Inspector

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Mark Motz asked about the fence and the number of dogs. The applicant said the fence is to be 6 feet in height. The total max of dogs would be 28. Not all dogs will be outside at the same time, but will be on a rotation.

Mr. Biniker asked if the applicant had contacted SW Licking Water. Mr. Badger said they had been contacted and was told that water and sewer would be available. Mr. Biniker also asked about the road entrance. Ms. Hans said ODOT would have jurisdiction in this matter.

Mr. Biniker asked about what type of building was being proposed. Mr. Baus answered that the building would not be a pole barn but would be a one-story residential style to fit in with the existing neighborhood.

Mr. Clegg asked how long the business has been at its current location. Danille Wilson said she had operated at the current location since 2020.

Mr. Clegg asked about the customer base. Ms. Wilson anticipates the customer base at the new location could be larger.

Mr. Motz asked about the maintenance for the grass/drainage system. Ms. Wilson said they do maintain the system.

Mr. Motz asked if there would be truck traffic. Ms. Wilson said some deliveries such as UPS/FEDEX but no heavy trucks.

Mr. Clegg asked about any changes in future zoning if this application is approved. Ms. Hans said the property is already zoned B-1.

Mr. Baus noted that the business does have Saturday hours for grooming.

Jeremy Nestor asked if the entrance issue would have to go to LCPC. Ms. Hans said the applicant will have to go to the Planning commission and TRC with the county. They will also have to file a Variance Application and an Architectural Review application with the township.

Mr. Biniker asked if there was a timeline for starting. Mr. Baus said it depends on how long it takes with the county.

Mr. Biniker asked for comments from the public.

Jesse Beck is concerned about property values, noise, odor and traffic.

Steve Champlain is concerned about noise, odor, traffic and property values.

Sean Block wanted to know if there would be boarding. Mr. Clegg said any changes would have to come before the BZA.

Scot Burdette said he has been there for 30 years. He stated that this is a family neighborhood with children riding bikes. He also said there were deed restrictions from 1991 not allowing animals for commercial purposes.

Ms. Hans said the township is not permitted to enforce deed restrictions and can only do what is in the Harrison Township Zoning Code.

Mr. Biniker asked how long the property had been zoned B-1. Ms. Hans said since the 1950s.

Mr. Motz asked about the buffering. Mr. Badger said they would be landscaping the property.

Sara McCartney is a client of Bath & Biscuits. She said there was no noise at the current location and thinks this is a great option for the area.

James Hawkins asked if the employees would be out walking the dogs. Ms. Wilson said no. He asked if there would be loop parking. Ms. Wilson said no.

He wanted to know how many employees the business would have. Ms. Wilson said 15 but may add another 10 at the new location. The employees come in shifts, not all at once.

Mr. Hawkins asked about the dogs. Ms. Wilson said they go through an evaluation process.

Mr. Hawkins is concerned about children and other pets in the neighborhood and also the noise.

Mr. Clegg asked if both sides of Amanda are zoned B-1. Ms. Hans said they are.

He wanted to clarify that houses can be built in B-1. Ms. Hans confirmed this.

Ms. Hans pointed out that since more than one acre would be disturbed the applicant would have to go through TRC with the county. One thing they will look at is drainage.

Mr. Hawkins asked the board about the chemicals used on the system. Mr. Biniker said this was not a question the board could answer.

Sean Block is concerned about the traffic congestion especially with the school buses.

Mr. Burdette is also concerned about traffic saying it is already a problem with the turn lane on State Route 16.

Mr. McGowan asked if the water and sewer lines are available. Ms. Hans said SW Licking will be able to service this site.

Mr. Clegg asked if there is a current traffic study. Ms. Hans said there has been a traffic study done with the proposed DG market on SR 16. She also said ODOT has jurisdiction over State Route 16. Mr. Badger added that the county would determine if a study needs to be done.

Mr. Clegg asked if it would be possible to request a “No Thru Traffic” sign to be installed. Ms. Hans said that would be a decision for the Trustees.

Mr. Clegg asked Mr. Baus about fencing reducing noise. Mr. Baus said they would be putting up a fence constructed of solid materials.

Ms. McCartney stated when she has visited the current site for Bath & Biscuits the cars have been sporadic, but not 30 at one time.

At 8:01 Mr. Clegg moved to go into private deliberation. Mr. Biniker seconded. The motion passed with unanimous ayes.

At 8:26 Mr. Biniker moved to return to the public hearing. Mr. Clegg seconded. The motion passed with unanimous ayes.

Mr. Biniker stated that the board was considering the application in accordance with Article 15.2. Also, that the board could not consider what is not in the township’s jurisdiction.

Mr. Clegg moved to approve the application for 5945 Columbus Rd. with the inclusion of the zoning inspector’s recommendation plus additional conditions.

1. That there will be no noise audible from the outside of the business between the hours of 7:00pm and 6:30am.
2. That operating hours will be limited to 7:00am-6:30pm Monday-Friday and 9:00 am-4:30 pm on Saturday. Saturday hours will be for grooming purposes only.
3. That dogs will not be left outside unsupervised at any time.

4. That landscaping will be installed prior to occupancy of the building which is 70% opaque in the winter months and 6 foot high at time of planting. A fence shall be installed prior to occupancy. Fence shall be at least 6 foot high and constructed of solid material.
5. That a 30-foot buffer yard will be established around the perimeter of the property.
6. That materials will not be stored outside on the property.
7. That all exterior lighting will be angled downward to avoid light pollution onto neighboring properties.
8. That all parking areas on the site will be paved, including any area where business trucks may be parked.
9. That the applicant will comply with the Harrison Township Zoning Resolution, Licking County Regulations, including but not limited to, architectural review, signage, lighting, landscaping/buffering.
10. A request will be made to the Board of Trustees to potentially install a “No Thru Traffic” sign at Amanda Drive.

Mr. Biniker seconded.

Vote: Ricky Biniker-yes, John McGowan-yes, Jeremy Nestor-yes,
Stephen Clegg-yes, Mark Motz-yes.

The motion passed with a unanimous yes vote.

At 8:33 pm Mr. Clegg moved to close the Public Hearing. Mr. Biniker seconded.

The motion passed with unanimous aye votes.

A working session began at 8:37 p.m.

Mr. Biniker moved to approve the October 8, 2024 minutes. Mr. McGowan seconded.

The motion passed with unanimous ayes.

Ms. Hans gave the board updates on township violations and issues. She also said there should be several applications being submitted by spring 2025.

The BZA will hold an organizational meeting on January 14, 2025 at 7:00 pm.

At 9:12 p.m. Mr. Biniker closed the working session.

Respectfully submitted

Vickie Noble, Zoning Secretary

Ricky Biniker, Chair

The Public Hearing was professionally recorded by Spectrum Reporting