

Application #: 2025-05

Date: 9-11-2025

HARRISON TOWNSHIP ZONING DEPARTMENT
6750 OUTVILLE RD., PATASKALA, OHIO 43062 (740) 927-8277

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant Name: Engineered Temperature Solutions Phone #: 614-289-8733

Mailing Address: 376 Harrogate Loop North City/State/Zip: Westerville, OH 43082

Email Address: jsykes@ohio-ets.com District & Parcel #: 025 & 069066-00.002

Zoning District: B-1 Existing Use: Vacant commercial building

Property Address: 4881 Hazelton-Etna Rd SW City/State/Zip: Pataskala, OH 43062

Zoning Code Article & Section # Conditional Use applies to: Article 15.2 #7

Description and nature of Conditional Use request: _____

Request to operate HVAC business office in B1 district

The undersigned is applying for a Conditional Use for the following use, said permit to be issued based on the information contained within this application. The applicant hereby certifies that all information and attachments to this application are true and correct and agrees to follow all applicable regulations, pertaining to Article 4 Sections 4.19 through 4.23 of the Harrison Township Zoning Resolution.

Property Owner's Signature (Authorized Representative): Jim Ellison Date: 09/11/2025
Chris Williams 09/11/2025

Attachments and supporting documentation needed:

- ✓1. A certified copy of the deed, from the Licking County Recorder's Office, showing the legal ownership of said property, and legal owner's consent if the applicant is not the legal owner.
- ✓2. A drawing of the proposed site for the conditional use showing the location of all buildings, parking & loading area, traffic access, traffic circulation, open spaces, landscaping, refuse & service areas, utilities, signs, & yards. Note additional information may be required by the BZA at the time of the hearing.
- ✓3. A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor fumes & vibration on adjoining property; & a discussion of the general compatibility with adjacent & other properties in the zoning district.
- ✓4. Names & addresses of adjoining property owners within 500 feet of the property, including across the roadway. This list shall be typed or printed on mailing labels.

****Please attach fifteen (15) copies of the application & all supporting documentation.**

(For Township Use Only)

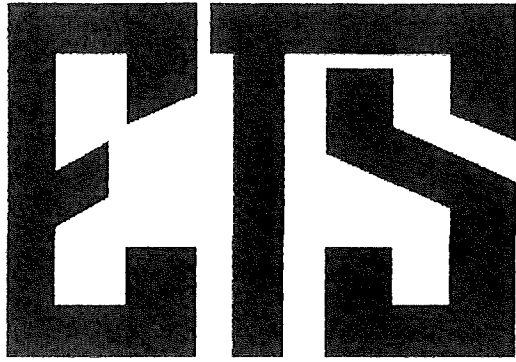
Date Received: 9-11-2025 Fee Paid: \$1,000.00 Check #: 2504 Received by: [Signature]

Date Forwarded to BZA: _____ Publication Date: _____ BZA Hearing Date: _____

Conditional Use Decision: ☐ Approved ☐ Approved with Conditions ☐ Denied

Comments/Conditions: _____

Zoning Inspector's Printed Name Zoning Inspector's Signature Date: _____



ENGINEERED TEMPERATURE SOLUTIONS

9/11/2025

651 Eastgate Parkway
Gahanna, OH 43230

Engineered Temperature Solutions is a full-service Commercial HVAC contractor specializing in the design, installation, maintenance, and service of complex mechanical systems for a wide range of facility types. We have been in business since 2021.

We plan to operate our business in our future building from 7:00 AM – 4:00 PM Monday – Friday. With a focus on efficiency and safety, we will not have walk-in customers at our facility. Instead, our office will be staffed by administrative employees, and our technicians will work primarily on-site at customer locations.

Sincerely,

Brett Goare

OnTrac Property Map



September 11, 2025

- Street Number Only
- Sales - 2025
- Sales - 2024
- Owner Name & Acres
- Centerline Labels
- Interstate/US/State Route
- County road 47 Feet
- Township road 0.01 Miles
- Other Road Type
- Driveway
- Interstates
- Municipal Corporations

Licking County Auditor GIS

LICKING COUNTY TAX MAP

DESCRIPTION APPROVED
JARED N. KNERR
LICKING COUNTY ENGINEER

Approved By JR Dec 03, 2019
01140000400000041100

TRANSFERRED

Dec 03, 2019
Michael L. Smith
LICKING COUNTY AUDITOR
SEC 319.902 COMPLIED WITH
MICHAEL L. SMITH
By: KAE 315.00

InstrID:201912030026794	12/3/2019
Pages:3 F: \$42.00	9:42 AM
Bryan A. Long	T20190022519
Licking County Recorder	

GENERAL WARRANTY DEED
(by a Limited Liability Company)

Chicago Title Box 1219101057

KNOW ALL MEN BY THESE PRESENTS, that **KCV Properties LLC** ("Grantor"), for valuable consideration paid, grants, with general warranty covenants, to **RBC Unlimited, LLC** ("Grantee"), whose tax mailing address is: 4881 Hazeltan-Etna Road, Pataskala, OH 43062, the following real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel No.: 025-069066-00.002

Property Address: 4881 Hazeltan-Etna Road, Pataskala, OH 43062

Prior Instrument Reference: Instrument 20180405006465, Instrument 201806210012601,
Recorder's Office, Licking County, Ohio

This conveyance is made subject to the following:

1. Subject to easements, conditions, covenants, restrictions and reservations of record, zoning ordinances, building, use and occupancy restrictions, and all existing public streets and legal highways, if any now in force and effect, and any such state of facts as an examination of the Premises and/or an accurate survey would disclose, all coal, oil, gas and other mineral rights and interests previously transferred or reserved of record.
2. The lien of real estate taxes and assessments not yet due and payable.

GENERAL WARRANTY DEED
(by a Limited Liability Company)
 (continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Grantor has caused this instrument to be executed by its duly authorized officer this 28th day of November, 2019.

GRANTOR:

KCV Properties LLC

BY: Kim Viperman, Member
 Kim Viperman, Member

BY: Kim Colvin, Member
 Kim Colvin, Member

State of Ohio

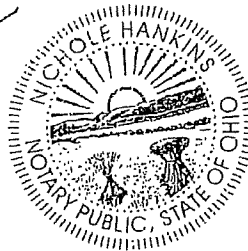
County of Franklin

The foregoing instrument was acknowledged before me this 28th of November, 2019 by Kim Viperman, Member and Kim Colvin, Member.

Nichole Hankins
 Notary Public

My Commission Expires: 08-18-23

(SEAL)



This instrument was prepared by:
 Forsythe, Mills and Neff, Co., LPA
 150 E. Wilson Bridge Rd. Suite 200
 Worthington, OH 43085

EXHIBIT "A"
(Legal Description)

For APN/Parcel ID(s): 025-069066-00.002

Situated in the Township of Harrison, County of Licking and State of Ohio:

Situated in Lot 30, 2nd Quarter, Township 1 North, Range 14 East, USML, Township of Harrison, County of Licking, State of Ohio, and being part of the Elite Auto Services, LLC, 5.28 acre parcel, as recorded in Instrument Number 201207200016102, all references are the Records of the Licking County Recorder, said parcel being further described as follows:

Commencing at a 5/8" diameter iron pin found at the Southwest corner of Lot 35 of Hillside Farm Estates Subdivision, as recorded in Plat Book 11, Page 104 of the Plat Records;

Thence North 86 deg. 45' 41" West, 30.00 feet, to a point of the centerline of Hazelton-Etna Road aka State Route 310;

Thence South 03 deg. 14' 19" West, 297.43 feet, along the centerline of Hazelton-Etna Road, to a point at the southwest corner of the Michael H. & Heidi C. Wilson parcel, as recorded in Instrument Number 201211280028134;

Thence continuing South 03 deg. 14' 19" West, 228.19 feet, along the centerline of Hazelton-Etna Road, to a point, said point also being the True Point of Beginning for the parcel herein described;

Thence South 86 deg. 45' 41" East, 452.80 feet, across said Elite Auto parcel, passing an iron pin set at 30.00 feet, to an iron pin set on the West line of the Daniel E. & Fern M. Hughes parcel, as recorded in Instrument Number 200010180033126;

Thence South 03 deg. 17' 01" West, 254.00 feet, along a westerly west line of said Hughes parcel, to an iron pin set;

Thence North 86 deg. 44' 06" West, 452.60 feet, along a northerly line of said Hughes parcel, passing a 1/2" O.D. iron pin found at 423.04 feet, to the centerline of Hazelton-Etna Road;

Thence North 03 deg. 14' 19" East, 253.79 feet, along the centerline of Hazelton-Etna Road, to the True Point of Beginning.

Containing 2.639 acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

Subject to a Cross Access Easement, as herein described;

Commencing at a 5/8" diameter iron pin found at the Southwest corner of Lot 35 of Hillside Farm Estates Subdivision, as recorded in Plat Book 11, Page 104 of the Plat Records;

Thence North 86 deg. 45' 41" West, 30.00 feet, to a point on the centerline of Hazelton-Etna Road, aka State Route 310;

Thence South 03 deg. 14' 19" West, 297.43 feet, along the centerline of Hazelton-Etna Road, to a point at the Southwest corner of the Michael H. & Heidi C. Wilson parcel, as recorded in Instrument Number 201211280028134;

Thence continuing South 03 deg. 14' 19" West, 228.19 feet along the centerline of Hazelton-Etna Road, to a point;

Thence South 86 deg. 45' 41" East, 30.00 feet, across said Elite Auto parcel, to an iron pin set, said point also being the True Point of Beginning for the easement herein described;

Thence South 86 deg. 45' 41" East, 160.00 feet, across said Elite Auto parcel to a point;

Thence South 03 deg. 14' 19" West, 40.000 feet, across said Elite Auto parcel to a point;

Thence North 86 deg. 45' 41" West, 160.00 feet, across said Elite Auto parcel, to a point on the existing right of way of State Route 310;

Thence North 03 deg. 14' 19" East, 40.00 feet, across said Elite Auto parcel, along the existing right of way of State Route 310 to the True Point of Beginning.