

HARRISON TOWNSHIP
BZA
September 30, 2025

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

Mr. Clegg and Mr. Motz will be serving as voting members.

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

Guests: David Rose and Kyle Murray, applicants

The purpose of the Public Hearing is to consider a Conditional Use Application submitted by Engineered Temperature Solutions for 4881 Hazelton-Etna Rd. SW Pataskala, OH 43062, Parcel # 025-069066-00.002. The applicant is requesting to operate an HVAC business office in a B-1 district. Application # 2025-05 Parcel # 025-069066-00.002

Ricky Biniker called the meeting to order at 7:05 p.m. with all standing for the Pledge of Allegiance.

Mr. Biniker read the application and attached documents.

Mr. Biniker asked all who wished to speak tonight to be sworn in by the Court Reporter.

The applicants stated that the business would be a hub for parts, materials and tools. The staff meets on Monday morning then disperses to jobs. There will be no storefront. The business is full service but operates from trucks.

Mr. Biniker asked Valerie Hans to give her report.

Zoning Inspector's Report

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Harrison Township Zoning Inspector's report and recommendation for a conditional use application, to use the property for an HVAC business office, at 4881 Hazelton Etna Rd., Pataskala, Ohio 43062. The applicant is Brett Goare who is in contract to purchase the property from Jim Ellison.

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.

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The property is currently zoned B-1. Business Districts, Conditional Use Section 15.2 (7) provides for a Conditional Use Permit for construction sales and service.

- 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 neighborhood commercial; 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 use the existing building to house established HVAC business office. They plan to store any materials inside of the existing building and will not have customers coming to this location. They will have employees coming to the location to work each day and leaving the facility in their service vehicles.

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

The applicant states that their business hours are 7am-4pm Monday through Friday. They do not have outside fumes or significant noise as they will be storing their inventory and materials indoors and loading it into the service vehicles to go to the jobsites.

- 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 Hazelton Etna Rd otherwise known as State Route 310. The property is easily accessible to safety services. Since the building is already constructed and in use, the availability of services has already been addressed.

- 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 is already developed with one building. The applicant will be required to pave the parking lot prior to moving into the building.

- 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 requested conditional use does not involve any activities, processes, materials, equipment, or conditions of operation that will create smoke, fumes, glare, or odor. The additional traffic will be minimal and limited to the employees that would report to the business location each day for work. The proposed use will not change the character of the neighborhood as there is already a business with

similar daily operating habits operating on the property. There is a gated storage facility to the north of the building in the B-1 District and residential homes in the B-1 district to the south.

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

This building and business site already has vehicular approaches established which do are designed to not interfere with traffic on surrounding public thoroughfares.

- 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 sits on an existing hill with an existing building 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 5:30pm and 6:30am.*
- 2. That operating hours will be limited to 7:00am-5:00pm Monday-Friday.*
- 3. That materials will not be stored outside on the property.*
- 4. That all exterior lighting will be angled downward to avoid light pollution onto neighboring properties.*
- 5. That all parking areas on the site will be paved, including any area where business trucks may be parked.*
- 6. 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

Questions from the Board

John McGowan asked if the recommended hours are adequate. The applicants replied yes.

Mark Motz asked if trucks would be parked overnight. The applicants said the employees have active trucks that they keep at their homes. There are two spare trucks that are reserved if needed.

Mr. Biniker asked about the property owners. Ms. Hans and the applicants explained that they were purchasing the property contingent on the conditional use approval. Ms. Hans said the property owners gave their permission for the conditional use.

Ryan Bailey asked about lighting. Ms. Hans said currently there is limited lighting.

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Mr. Motz asked about signage. The applicants said a sign may be on the building but nothing fancy.

Public comments from the Floor. There were none.

Mr. McGowan moved to approve the application with the recommendations from the Zoning Inspector, adding that the deadline for paving would be May 1, 2026.

Mr. Clegg seconded.

Zoning Inspector's Recommendation

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

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- 3. That materials will not be stored outside on the property.*
- 4. That all exterior lighting will be angled downward to avoid light pollution onto neighboring properties.*
- 5. That all parking areas on the site will be paved, including any area where business trucks may be parked.*
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Vote: Ricky Biniker-yes, Ryan Bailey-yes, John McGowan-yes, Stephen Clegg-yes, Mark Motz-yes.

The motion passed with a unanimous yes vote.

At 7:22 pm Mr. Clegg moved to close the Public Hearing. Mr. Biniker seconded.

The motion passed with unanimous ayes.

A working session began at 7:27 pm

Mr. Biniker moved to approve the September 16, 2025 minutes. Mr. Bailey seconded.

The motion passed with unanimous ayes.

Ms. Hans gave the board updates on township issues.

At 7:51 pm Mr. Biniker closed the meeting.

Respectfully submitted Vickie Noble, Zoning Secretary

Ricky Biniker, Chair

The Public Hearing was professionally recorded by Marilyn Martin