

BOARD OF TRUSTEES OF HARRISON TOWNSHIP  
LICKING COUNTY, OHIO  
MINUTES OF PUBLIC HEARING JULY 6, 2026

The Harrison Township Trustees held a Public Hearing on July 6, 2026. The Public Hearing was held at the Harrison Township Hall located at 6750 Outville Road, Pataskala, Ohio 43062. The Chairman, Mark Van Buren, called the public hearing to order at 7:00 p.m. The following members and guests were present.

|                     |                                    |
|---------------------|------------------------------------|
| Trustee             | Mark Van Buren                     |
| Trustee             | Eric Smith                         |
| Trustee             | Ray Foor                           |
| Fiscal Officer      | Carolyn Elder                      |
| Zoning Inspector    | Valerie Hans                       |
| Road Superintendent | Pete Sigman                        |
| Guest               | Vickie Noble, Zoning Secretary     |
| Guests              | Jean & Peter Cea, 4356 Gale Road   |
| Guest               | Jennifer Noble, 4774 Outville Road |

The purpose of this hearing is to consider proposed revisions to the Harrison Township Zoning Resolution. Articles with proposed revisions to be presented, discussed and acted upon are:

Article 3 - Definitions

Article 4 - Administration

Article 6 - Amendment

Article 11 - C-1 Conservation District

Article 12 - AG - Agricultural District

Article 13 - R - Residential District

Article 15 - B - Business Districts

Article 16 - M-1 Manufacturing District

Article 19 - Signs and Outdoor Advertising Structures

Marilyn Martin, Court Reporter was in attendance to record the public hearing.

Chairman, Mark Van Buren ask the court reporter in swear in any guests that would like to speak during the hearing.

The Zoning Inspector read the following proposed revisions.

The following articles may not be complete. There may be sections of that article listed and not the entire article. This is presented as it was received from the Zoning Commission.

### **ARTICLE 3 DEFINITIONS**

The following definitions to be added.

**CONSTRUCTION TRAILER/OFFICE**: A trailer or portable building used to provide temporary workspace for construction management personnel during the construction of a facility.

**DATA CENTER**: A facility that houses computer systems and associated data and is focused on the mass storage of data.

**DATA CENTER CAMPUS**: A coordinated development consisting of one or more data center buildings and associated accessory structures, substations, backup power systems, cooling systems, security features, utility infrastructure, and related site improvements planned as an integrated project or phased development.

This area was internally left blank.

## ARTICLE 4 ADMINISTRATION

6. A drawing of the proposed site for the variance showing the location of all buildings, parking and loading area, traffic access traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, and yards. Note additional information may be required by the Board at the time of the hearing.
7. Names and addresses of adjoining owners within 500 feet of property; including across the roadway. This list shall be typed or printed on mailing labels.
8. In order to notify adjacent property owners, landowners, and residents in the immediate vicinity and the general public of pending zoning changes, the Township will provide a
9. notice sign with the recommended wording:

**“This property is under a zoning consideration. For additional information contact the Harrison Township Zoning Office at 740-927-8277 or visit website at [www.harrisantownship.net](http://www.harrisantownship.net)”**

The notice must be erected **within 48 hours of application at least ten (10) days before the hearing date.** It shall be erected on the site readily legible from the most traveled thoroughfare adjacent to the property. The sign must be maintained until a final decision by the appropriate board. At which time, the sign must be returned in good condition to the township.

A variance shall not be granted unless the Board makes specific findings of fact based directly on the particular evidence presented to it, which support conclusions that the standards and conditions imposed by Article 4.13.4 have been met by the applicant.

### **4.14 SUPPLEMENTARY CONDITIONS AND SAFEGUARDS**

Under no circumstances shall the Board of Zoning Appeals grant an appeal or variance to allow a use not permissible under the terms of this Resolution in the district involved, or any use expressly or by implication prohibited by the terms of this Resolution in said district. In granting any appeal or variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards, when made a part of the terms under which the appeal or variance is granted, shall be deemed a violation of this Resolution and punishable under Article 5.10 of this Resolution.

### **4.15 PUBLIC HEARING BY THE BOARD OF ZONING APPEALS**

The Board of Zoning Appeals shall hold a public hearing within forty-five (45) days after the receipt of an application for an appeal, conditional use, or variance from the Zoning Inspector.

### **4.16 NOTICE OF PUBLIC HEARING IN NEWSPAPER**

Before holding the public hearing required in Article 4.15, notice of such hearing shall be given **by at least one publication at least 10 days before the date of said hearing, using at least one of the following methods: (A) in the print or digital edition of one or more newspaper of general circulation in the County; (B) on the official public notice website established under Section 125.182 of the Revised Code; and/or (C) on the website and social media**

**account of the Township.**

~~in one or more newspapers of general circulation in the Township at least ten (10) days before the date of said hearing.~~ The notice shall set forth the time and place of the public hearing, and the nature of the proposed appeal, conditional use, or variance.

#### **4.17 NOTICE TO PARTIES IN INTEREST**

Before holding the public hearing required in Article 4.15 – Public Hearing by the Board of Zoning Appeals, written notice of such hearing shall be mailed by first class mail at least ten (10) days

#### **ARTICLE 6 AMENDMENT**

12. In order to notify adjacent property owners, landowners, and residents in the immediate vicinity and the general public of pending zoning changes. The Township will provide a notice sign with the recommended wording:

**“This property is under a zoning consideration. For additional information contact the Harrison Township Zoning Office at 740-927-8277 or visit website at [www.harrisontownship.net](http://www.harrisontownship.net)”**

The notice must be erected ~~within 48 hours of application~~ **at least ten (10) days before the hearing date.** It shall be erected on the site readily legible from the most traveled thoroughfare adjacent to the property. The sign must be maintained until a final decision by the appropriate board. At which time, the sign must be returned in good condition to the township.

Applications proposing to amend, supplement, change or repeal portions of this resolution other than the Official Zoning Map shall include items (1), (2), (3), (10), and (11) listed above.

#### **6.4 TRANSMITTAL TO ZONING COMMISSION**

Within five (5) days after the adoption of a resolution by the Board of Township Trustees or the filing of an application by at least one (1) owner or lessee of property, said resolution or application shall be transmitted to the Commission.

#### **6.5 SUBMISSION TO COUNTY OR PLANNING COMMISSION**

Within five (5) days after the adoption of a motion by the Commission, transmittal of a resolution by the Board of Township Trustees, or the filing of an application by at least one (1) owner or lessee, the Zoning Commission shall transmit a copy of such motion, resolution, or application together with the text and map pertaining to the case in question to the Licking County Planning Commission. The Licking County Planning Commission shall recommend the approval or denial of the proposed amendment or the approval with some modification and shall submit such recommendation to the Zoning Commission. Such recommendation shall be considered at the public hearing held by the Zoning Commission.

## **6.6 SUBMISSION TO DIRECTOR OF TRANSPORTATION**

Before any zoning amendment is approved affecting any land within three hundred (300) feet of the centerline of a proposed new highway or highway for which changes are proposed as described in the certification to local officials by the Director of Transportation or within a radius of five hundred (500) feet from the point of intersection of said centerline with any public road or highway, the Commission shall give notice, by registered or certified mail to the Director of Transportation. The Zoning Commission may proceed as required by law, (Ohio Revised Code, Section 5511.01), however, the Board of Township Trustees shall not approve the amendment for one hundred twenty (120) days from the date the notice is received by the Director of Transportation. If the Director of Transportation notifies the Board of Township Trustees that he shall proceed to acquire any land needed, then the Board of Township Trustees shall refuse to approve the rezoning. If the Director of Transportation notifies the Board of Township Trustees that acquisition at this time is not in the public interest or upon the expiration of the one hundred twenty (120) day period or any extension thereof agreed upon the Director of Transportation and the property owner, the Board of Township Trustees shall proceed as required by law.

## **6.7 PUBLIC HEARING BY ZONING COMMISSION**

The Zoning Commission shall schedule a public hearing after the adoption of their motion, transmittal of a resolution from the Board of Township Trustees, or the filing of an application for zoning amendment. Said hearing shall be not less than twenty (20) nor more than forty (40) days from the date of adoption of such motion, transmittal of such resolution, or the filing of such application.

## **6.8 NOTICE OF PUBLIC HEARING IN NEWSPAPER**

Before holding the public hearing as required in Article 6.7, notice of such hearing shall be given by the Zoning Commission by at least **one publication at least 10 days before the date of said hearing, using at least one of the following methods: (A) in the print or digital edition of one or more newspaper of general circulation in the County; (B) on the official public notice website established under Section 125.182 of the Revised Code; and/or (C) on the website and social media account of the Township.**

~~one (1) publication in one (1) or more newspapers of general circulation in the Township at least ten (10) days before the date of said hearing.~~ This notice shall set forth the time and place of the public hearing, the nature of the proposed amendment, the time and place where the text and maps of the proposed amendments will be available for examination, and a statement that after the conclusion of such public hearing the matter will be referred to the Board of Township Trustees for further determination.

## **6.9 NOTICE TO PROPERTY OWNERS BY ZONING COMMISSION**

If the proposed amendment intends to rezone or redistrict ten (10) or less parcels of land, as listed on the tax duplicate, written notice of the hearing shall be mailed by the Zoning Commission, by first class mail, at least ten (10) days before the date of the public hearing to all owners of property

within, contiguous to, and directly across the thoroughfare from such area proposed to be rezoned or redistricted to the address of such owners appearing on the County Auditor's current tax list or the Treasurer's mailing list and to such other list or lists that may be specified by the Board of Township Trustees. The failure to deliver the notice, as provided in this Article, shall not invalidate such amendment. The notice shall contain the same information as required of notices published in newspapers as specified in Article 6.8.

## **6.10 RECOMMENDATION BY ZONING COMMISSION**

Within thirty (30) days after the public hearing required by Article 6.6 the Zoning Commission shall recommend to the Board of Township Trustees that the amendment be granted as requested, or it may recommend a modification of the amendment requested, or it may recommend that the amendment be not granted.

## **6.11 PUBLIC HEARING BY BOARD OF TOWNSHIP TRUSTEES**

### **ARTICLE 11 C-1 CONSERVATION DISTRICT**

## **C-1 CONSERVATION DISTRICT**

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### **11.0 PURPOSE**

The purpose of the Conservation District is to protect the public health and to reduce the financial burdens imposed on the community, its governmental units, and its individuals which may result from improper use of lands having excessively high water tables or are subject to frequent and periodic floods and overflow.

### **11.1 USES PERMITTED IN THE C-1 CONSERVATION DISTRICT**

1. Any customary agricultural use, forestry.
2. Water conservation works, including water supply works, flood control and watershed protection, fish and game hatcheries and preserves, hydroelectric power installation, etc.
3. Accessory use and buildings.
4. Essential services.

### **11.2 CONDITIONAL USES IN THE C-1 CONSERVATION DISTRICT**

1. Gun clubs and archery courts.
2. Commercial mining in accordance with the provision of Article 20.
3. Reclamation of lands subject to flooding, provided that no filling, draining, construction of levees or other improvements intended to reduce the danger of flood or erosion shall be authorized by the Board unless it finds that such reclamation work is in concert with the

objectives of the Land Use Plan and that any such work is done in accordance with plans approved by the Board after review by the technical staff of the Licking County Soil and Water Conservation District.

4. Recreational facilities such as fishing lakes, golf courses, golf driving ranges, parks, and outdoor sports complexes.

**Unless otherwise allowed by Ohio law any uses not listed in 11.1 and 11.2 are prohibited.**

### **11.3 OTHER REQUIREMENTS**

Buildings or structures authorized in the Conservation District shall not obstruct natural drainage courses and flood ways. Equipment, materials and wastes stored in area subject to flooding shall have a specific gravity substantially heavier than water, or shall be otherwise secured against floating away and shall not become a source of water pollution or contamination.

## **ARTICLE 12 AG AGRICULTURE DISTRICT**

# **AG AGRICULTURAL DISTRICT**

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### **13.6 PURPOSE**

The purpose of the Agricultural District is to provide an area for agricultural pursuits protected from infringement of unguided urban development; to create and preserve a setting for rural small estate residential development; and, to conserve areas physically unsuitable for intensive development.

### **13.6 USES PERMITTED IN THE AG DISTRICT**

1. Agricultural uses, commercial grain storage.
2. Single family residential dwelling.
3. Utility and service system buildings and lands, public buildings, picnic grounds, religious and educational institutions.
4. Unlighted signs notifying of sale, rental or lease of land or sale of farm goods on the premises on which the sign is maintained having not over four (4) square feet of sign area; signs announcing meeting time and place of civic organizations.
5. Home occupations.

### **13.6 CONDITIONAL USES IN THE AG DISTRICT\***

1. Real Estate, professional, and small announcement signs, subject to the provisions of Article 19.

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2. Uses of land including quarrying and mining of natural resource (See Article 20).
  3. Cemeteries, golf courses and similar uses.
  4. Private aviation field.

**\* As approved by the Board of Zoning Appeals.**

**Unless otherwise allowed by Ohio law any uses not listed in 12.1 and 12.2 are prohibited.**

### **13.6 REQUIRED LOT AREA AND LOT WIDTH IN THE AG DISTRICT FOR RESIDENTIAL USE**

Each single-family dwelling shall be located on a lot having an area of not less than forty-five (45,000) thousand square feet and a lot width of not less than one-hundred fifty (150) feet at the road frontage.

### **13.6 HEIGHT REGULATION IN THE AG DISTRICT**

#### **ARTICLE 13 R-DISTRICT**

## **R- DISTRICT**

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### **13.0 PURPOSE**

The purpose of R district is to provide an area for single family residential development. This chapter requires adequate storage space on the lot with each dwelling. All dwellings must have access to the public right-of-way. There are two (2) specific R districts, namely R45 and R70. Note: The former R-1, R-2 and R15 districts are replaced both in this Resolution and the Zoning map in accordance with this chapter. All references to R-1, R-2 or R15 in this Resolution shall refer to R Districts.

### **13.1 USES PERMITTED IN ALL R DISTRICTS**

1. One-family dwelling; accessory uses.
2. Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or Residence(s).
3. Light agricultural uses including greenhouses and raising farm products.  
See Article 10.13.

4. Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lots in any R district or residence(s).
5. Home occupation.

### **13.2 CONDITIONAL USES IN ALL R DISTRICTS**

1. Country clubs, golf courses and community pools shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s); private pools shall be located not less than twenty-five (25) feet from any other lot in any R district or residence(s).
2. Utility sub-stations and pump houses provided that such structures will not detract from the general appearance of the area or adversely affect the comfort, safety, or welfare of the residents of the area.

**Unless otherwise allowed by Ohio law any uses not listed in 13.1 and 13.2 are prohibited.**

### **13.3 REQUIRED FLOOR AREAS IN ALL R DISTRICTS**

Any building intended, in whole or part, for residential purpose shall provide a minimum floor area as hereinafter specified:

**SINGLE-FAMILY DWELLING: WITH OR WITHOUT BASEMENT:**

**1,800 square feet of heated, finished Living and/or Floor Area as defined in Article 3.** Single family dwelling shall not be less than twenty-four (24) feet in width or depth, whichever is the smaller.

1. The minimum depth of the single-family dwelling shall be at least twenty-four (24) feet for at least fifty (50) percent of the depth and the minimum width shall be at least twenty-four (24) feet for at least fifty (50) percent of the width of the building.
2. Each single-family dwelling to include a garage or a permanently constructed storage building of at least three hundred (300) square feet

### **13.4 HEIGHT REGULATION IN ALL R DISTRICTS**

No residential dwellings shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height.

**13.5 Not Used NOTE: 13.5 forward will be renumbered**

### **13.6 PUBLIC WATER AND PUBLIC SEWAGE SYSTEM REQUIREMENTS**

The following are the public water and sewage system requirements for the R districts:

R45: public sewage systems are required by zoning.

R70: public water systems are not required by zoning.

### **13.7 REQUIRED LOT AREA AND LOT WIDTH**

Each residential dwelling shall be located on a lot with the following requirements:

R45: a lot having an area of not less than forty-five thousand (45,000) square feet and a lot width of not less than one hundred fifty (150) at the building line.

R70: a lot having an area of not less than seventy thousand (70,000) square feet and lot width of not less than one hundred seventy-five (175) feet at the building line.

### **13.8 REQUIRED YARD**

All residential structures shall have the following minimum spaces:

R45: and R70: Front yard: 50 feet\*  
Side yard: 15 feet each side  
Rear yard: 50 feet

\*or 80 feet from the center of the road if no R.O.W. has been established.

Corner lots shall provide the minimum front yard requirements on each street side of the lot.

### **ARTICLE 15 B-BUSINESS DISTRICTS**

a residence.

6. Research facilities.

7. Construction Sales and Service.

Laundromat, dry cleaning, and laundry pick-up stations.

Day care centers and nursing homes.

Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts), motorcycle shops.

Motels and hotels shall be subject to the provisions of Article 23. (See Article 23.0 HOTELS AND MOTELS, General Requirements for additional requirements.)

Cemeteries, mortuaries, funeral homes, and crematories.

**Unless otherwise allowed by Ohio law any uses not listed in 15.1, 15.2 and 15.9 are prohibited.**

### **15.3 REQUIRED LOT AREA, LOT WIDTH, IN THE B-1 BUSINESS DISTRICT**

1. All residential uses to be accommodated in the B-1 Business District shall meet the minimum lot width requirements of the R-45 Residential District. (See Article 13.7)

2. All commercial buildings shall be located on a lot having an area of not less than forty-five thousand (45,000) square feet and a lot width of not less than one hundred fifty (150) feet at the building line.

## **15.4 BUILDING REGULATIONS IN THE B-1 BUSINESS DISTRICT**

See Article 15, Section 15.11 BUILDING REGULATION IN THE BUSINESS DISTRICT.

## **15.5 BUILDING YARDS IN THE B-1 BUSINESS DISTRICT**

1. Residential Uses: each residence in the B-1 Business District shall meet the minimum yard requirements of the R-45 Residential District. (See Article 13.8)
2. Commercial Structures: each shall have the following minimum yard spaces:
  - Front Yard: 50 feet
  - Side Yard: 15 feet each side
  - Rear Yard: 50 feet

Corner lots shall meet minimum front yard requirements of each side of the lot frontage.

## **15.6 SCREENING/BUFFER YARD REQUIREMENTS**

|                                                                                                                                                                                                                                                                                      |    |   |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|---|---|
| A buffer yard shall be required along the boundary of any property which proposes to facilitate Accessory structures to any of above permitted                                                                                                                                       | P  | P | P |
| Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s)                                                                                      | C  | P | P |
| Grocery stores, meat markets (excluding slaughter facilities), drug stores, bakeries in conjunction with retail sales, restaurants including outdoor dining areas (excluding drive in/ through establishments) and tea rooms. (Hours to be defined during approval hearing with BZA) | C  | P | P |
| Laundromat and Dry Cleaners                                                                                                                                                                                                                                                          | C  | P | P |
| Lodges, fraternal and service organizations                                                                                                                                                                                                                                          | C  | P | P |
| Bed and Breakfast                                                                                                                                                                                                                                                                    | C  | P | P |
| Places of amusement and assembly.                                                                                                                                                                                                                                                    | C  | C | P |
| Construction Sales and Service                                                                                                                                                                                                                                                       | C  | C | P |
| Pet shops, commercial kennels and veterinary establishments; however, pet shops and commercial kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.                                                                               | C  | C | C |
| Single family dwelling, accessory use or structure                                                                                                                                                                                                                                   | P  | P | P |
| Furniture and Department Stores                                                                                                                                                                                                                                                      | NA | P | P |

|                                                                                                                               |    |    |   |
|-------------------------------------------------------------------------------------------------------------------------------|----|----|---|
| Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts) | NA | P  | P |
| Cemeteries, mortuaries, funeral homes and crematories                                                                         | NA | P  | P |
| Supermarket                                                                                                                   | NA | C  | P |
| Public storage facility                                                                                                       | NA | C  | P |
| Motor vehicle services and repair.                                                                                            | NA | C  | P |
| Drive-in/through retail, restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.   | NA | C  | P |
| Research facilities                                                                                                           | NA | C  | C |
| Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.    | NA | C  | C |
| Animal shelters                                                                                                               | NA | C  | C |
| Hotels and Motels                                                                                                             | NA | NA | P |
| Motion picture theaters, excluding <b>ADULTS ONLY ENTERTAINMENTS FACILITIES.</b>                                              | NA | NA | P |

**Unless otherwise allowed by Ohio law any uses not listed in 15.1, 15.2 and 15.9 are prohibited.**

#### **ARTICLE 16 M-1 GENERAL MANUFACTURING DISTRICT**

#### **16.2 CONDITIONAL USES (Refer to Article 4)**

1. Any conditional use in Article 15.1
2. Heavy vehicle services, express cartage and trucking facilities, large item machinery.
3. Laundry and dry cleaning plants.
4. Linen, towels, diaper and shop supply services.
5. Frozen food lockers, food processing plants.
6. Lumber mill.
7. Building materials (general retail).
8. General warehousing/storage (excluding flammable, toxic, or explosive materials). Any outdoor storage requires an eight (8) foot opaque fence.
9. Sheet Metal work.
10. Machine shops, jobbing, and repair.
11. Beverage industries.
12. Manufacturing of the following:
  - a. Metal can and container
  - b. Household appliance
  - c. Miscellaneous electrical machinery, equipment, and supplies

- d. Musical instruments and parts
- e. Toys, amusements, sporting and athletic goods
- f. Pens, pencils, and other office and artist material
- g. Farm equipment
- 13. Aircraft landing, storage, and maintenance facilities
- 14. Integrated Solar Energy Systems
- 15. Rooftop Solar Energy Systems
- 16. Ground Mounted Solar Energy Systems
- 17. All Other Small Solar Facilities
- 18. Data centers**

**Unless otherwise allowed by Ohio law any uses not listed in 16.1 and 16.2 are prohibited.**

### **16.3 REQUIRED LOT AREA AND LOT WIDTH**

1. Each use to be established in the M-1 District shall provide a minimum lot area of five (5) acres or 217,800 sq. ft. and a minimum lot width of three hundred (300) feet of road frontage.

### **16.4 BUILDING REGULATIONS**

1. Any building constructed for use in the M-1 district shall have a minimum size of 1,800 square feet of finished floor area.
2. No dwelling shall exceed two and one half (2½) stories or thirty-five (35) feet in height. No other building shall exceed fifty (50) feet in height.

## **ARTICLE 19 SIGNS AND OUTDOOR ADVERTISING STRUCTURES**

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# SIGNS AND OUTDOOR ADVERTISING STRUCTURES

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## **19.0 PURPOSE**

The purpose of this article is to protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the community and preserve the scenic and natural beauty of Harrison Township. It is further intended to reduce sign and advertising distractions and obstructions.

## **19.1 GOVERNMENTAL SIGNS EXCLUDED**

For the purpose of this resolution, “sign” does not include signs erected and maintained pursuant to and in discharge of any governmental function, or required by any law, ordinance, or governmental regulations.

## **19.2 GENERAL REQUIREMENTS FOR ALL SIGNS AND DISTRICTS**

**NOTE: Deleting #2, 3-9 numbers will be revised**

The regulations contained in this section shall apply to all signs and all use districts:

1. Any illuminated sign or lighting device shall employ only light emitting a light of constant intensity, and no sign shall be illuminated by or contain flashing, intermittent, rotating, or moving light or lights. In no event shall an illumination sign or lighting device be placed or directed so as to permit the beams and illumination there from to be directed or beamed upon a public thoroughfare, highway, sidewalk, or adjacent premises so as to cause glare or reflection that may cause a traffic hazard or nuisance.
2. ~~Walls of existing or new buildings not adjacent to or in residential districts may be used for advertising signs or billboards. DELETE~~
3. No sign or part thereof shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners, or other similar moving devices. Such devices, as well as strings of lights and inflatable advertising devices, shall not be used for the purpose of advertising.
4. No sign of any classification shall be installed, erected, or attached in any form, shape, or manner to a fire escape.

5. Should any sign be or become unsafe, the owner thereof or the person maintaining the same, shall, upon receipt of written notice from the Zoning Inspector, proceed within 24 hours to put such sign in a safe and secure condition or remove the sign. ~~No sign shall be placed in any public right-of-way except government-owned signs, such as traffic control signs and directional signs. Signs directing and guiding traffic and parking, also parking on private property, bearing no advertising matter, shall be permitted on the property.~~
6. No sign shall be placed in any public right-of-way except government-owned signs, such as traffic control signs and directional signs. Signs directing and guiding traffic and parking, also parking on private property, bearing no advertising matter, shall be permitted on the property.
7. All off-premises advertising devices are erected or maintained under Articles 19.4.4 and 19.4.5, and Chapter 5516.10 of the Ohio Revised Code.
8. The following are prohibited:
  - a. Advertising devices erected or maintained on trees.
  - b. Advertising devices which prevent the driver of a vehicle from having a clear and unobstructed view of official signs and traffic.
  - c. Advertising devices illuminated so as to interfere with the effectiveness of or obscure an official sign, signal, or device. (Note: c was divided into c and d, no changes in text)
  - d. Advertising devices which attempt or appear to attempt to direct the movement of traffic, or which interfere with, imitate, or resemble an official sign, or device.
9. Temporary Sign Requirements for All Districts
  - a. General – Temporary signs are permitted with a temporary sign permit unless specified exempt. Such signs shall conform to the requirements set forth below as well as other applicable requirements of this resolution.
  - b. Standards For All Temporary Signs – Temporary signs specified in this Article shall not be attached to fences, trees, utility poles, unless such sign complies with setback requirements, or the like and shall not be placed in a position that will obstruct or impair vision of motorists or pedestrians, or in any manner create a hazard or disturbance to the health, safety and welfare of the general public. The permit shall specify the dates during which the sign will be displayed and will expire at the end ~~of the calendar on the last~~ date so specified, if such a permit is required. See 19.4.5.b for setback requirements.
  - c. Removal of Temporary Signs – All temporary signs shall be removed within seven (7) days of the expiration of the temporary sign permit, if such a permit is required.

### **19.3 MEASURE OF SIGN AREAS**

The surface area of a sign shall be computed as including the entire area within a regular, geometric form or combinations of regular, geometric forms, comprising all of the display area of the sign and including the entire element of the matter displayed. Frames and structural members not being advertising matters shall not be included in the computation of surface area.

1. Signs advertising the sale, lease, or rental of the premises upon which the sign is located shall not exceed twelve (12) square feet in area per side, except in all residential districts where the area of the sign shall not be more than six (6) square feet per side.
2. Professional name plates or home occupation signs shall not exceed four (4) square feet in area per side and not exceeding one (1) sign per home or business.
3. Signs or bulletin boards customarily incidental to places of worship, libraries, or museums which signs or bulletin boards, shall not exceed twenty (20) square feet in area and which shall be located on the premises of such institutions and shall be setback from the right-of-way at least fifteen (15) feet.
4. Entrance and exit signs, containing only directional indication, shall not exceed four (4) square feet in area per side.
5. Temporary on-premise signs not to exceed twelve (12) square feet of sign face shall be permitted in any district. Said signs shall be removed within seven (7) days from the conclusion of said event or purpose for which the temporary sign is established.
  - a. Sign Face Measurement - Temporary signs not exceeding twelve (12) square feet of sign face for a single-sided sign and twenty-four (24) square feet (twelve [12] square feet per sign face) for a two-sided sign shall be permitted in any district.
  - b. Sign Setback – Temporary signs shall maintain a fifteen (15) foot setback from any lot line and road right-of-way line. Where no road right-of-way exists, the setback shall be forty-five (45) feet from the centerline of the road.
  - c. Sign Placement – Temporary signs may be placed on the ground or attached to a structure only in locations where a wall sign or roof sign would be permitted and does not exist. No temporary sign shall be placed within any road right-of-way.
  - d. Number of signs permitted – The number of temporary signs permitted shall not exceed a maximum of two (2) temporary signs per lot of record.

## **19.5 ON-PREMISES SIGNS – PERMITS REQUIRED**

1. In Business or M-1 (manufacturing) districts, each business shall be permitted one (1) flat or wall on-premises sign. Projection of wall signs shall not exceed four (4) feet measured from the face of the main building, nor ten (10) square feet on any face of the sign. The area of all permanent on-premises signs for any single business may be equivalent to one and one-half (1½) square feet of sign area for each lineal foot of building width, or part of a building, occupied by such business but shall not exceed a maximum area of fifty (50) square feet per side.
2. In addition to the above, each business or industry shall be permitted one (1) on-premises permanently mounted ground sign, provided all parts of the sign shall be set back fifteen (15) feet from the right-of-way. Based upon the number of businesses located on the site, the table below provides the maximum square feet, per face, for a two (2) face sign.

|                      |    |    |    |           |
|----------------------|----|----|----|-----------|
| Number of businesses | 1  | 2  | 3  | 4 or more |
| Maximum sign area    | 32 | 48 | 64 | 80        |

- a. Where a sign has more than two (2) display faces, the total sign area shall not exceed

- i. The VMAD shall be permitted with a maximum display area of 32 square feet for one side and no more than 64 square feet for a two (2) sided VMAD.
- ii. Such outdoor advertising device(s), consisting of a variable message advertising device(s) which is a changeable sign, shall contain a static message(s) only. When the copy or message changes by electronic process, it shall be accomplished in one (1) second or less. In any event, such advertising devices may not have movement or the appearance of or illusion of movement of any part of the sign structure or pictorial segment of the advertising device, including movement of any illumination or flashing or varying of light intensity.
- iii. Each message or copy shall remain fixed for at least eight (8) seconds.
- iv. Such advertising device shall contain a default design that will automatically freeze to a single display in the event a malfunction occurs.
- v. No such advertising device shall be illuminated so as to obstruct the view of any connecting road, intersection, or interchange or obscure any official traffic device or signal.
- vi. There shall be no more than an 80 total square feet of sign display area a combination a sign and VMAD per sign face for a one (1) sided sign and 160 total display area for a two (2) sided sign.

**3.** Temporary on-premise signs greater than twelve (12) square feet of sign face but no greater than thirty-two (32) square feet may be permitted in any Business, Manufacturing, or Agricultural Zoning District upon receiving and maintaining a valid zoning permit. Said signs may include but are not limited to signs announcing a special event, sales event signs, seasonal sales and the like. No temporary sign under this Article shall be permitted for a period of time greater than ~~three (3) months~~ **60 days with one renewal within a 12 month period. Sign expiration date must be clearly labeled on sign. See Article 3 Definitions SIGN #10.**

## **19.6 OFF PREMISES OUTDOOR ADVERTISING SIGNS-PERMITS REQUIRED**

1. Signs or advertising devices for business or industries adjacent to arterial roadways as regulated by Ohio Revised Code, Section 5516, as amended, shall be a permitted use, subject to the following regulations:
  - a. Such signs or devices shall not be located within one hundred (100) feet of any street or road right-of-way.
  - b. Such signs or devices shall not be located within twenty-five hundred (2500) lineal feet of any other outdoor advertising display or billboard on the same or opposite side of the street or road.
  - c. Such signs or devices shall not be located on or within one-hundred (100) feet of any adjoining property line or structure.
  - d. Such signs or devices shall not be larger than one-hundred (100) square feet on one (1) face and/or two-hundred (200) square feet for two (2) or more faces. In no case shall more than one-hundred (100) square feet of display or sign area be visible from any road or street.

- e. Such signs or devices shall not exceed fifteen (15) feet in height from existing road grade.
- f. Such outdoor advertising devices and/or billboards shall not be permitted in any residential district or within 1000 feet of a residential district or a single family residence.
- g. Such outdoor advertising device(s), consisting of a variable message advertising device(s) which is a changeable and/or digital sign, shall contain a static message(s) only. When the copy or message changes by electronic process, it shall be accomplished in one (1) second or less. In any event, such advertising devices may not have movement or the appearance of or illusion of movement of any part of the sign structure or pictorial segment of the advertising device, including movement of any illumination or flashing or varying of light intensity.
- h. Each message or copy shall remain fixed for at least eight (8) seconds.
- i. Such advertising device shall contain a default design that will automatically freeze to a single display in the advent a malfunction occurs.
- j. No such advertising device shall be illuminated so as to obstruct the view of any connecting road, intersection, or interchange or obscure any official traffic-device or signal.
- k. No LED, OLED or similar devices may exceed the following brightness limits, measured in candelas per square feet at any focal point on any highway, berm, or vehicular approach to any highway:

|           | Day | Night |
|-----------|-----|-------|
| Red       | 150 | 50    |
| Green     | 300 | 100   |
| Amber     | 225 | 75    |
| Blue      | 275 | 25    |
| All Color | 325 | 125   |

- l. Digital signs shall adjust brightness in response to changes in ambient light levels so that the signs remain at no more than 0.3-foot candles above the level of surrounding ambient light conditions. No digital sign shall cause glare onto any adjoining lot of record upon any horizontal or vertical plane on said adjoining lot of record.
  - m. All variable message advertising device owner/operators upon contact by officials of law enforcement agency, Licking County Emergency Management Agency or its successor, or state agencies are required to within one (1) hour notice, post emergency announcements on the variable message device. The duration of the announcement will be dependent upon the emergency. Such announcement will be limited to situations involving danger to citizens due to criminal activity, weather conditions, or local, state or national emergencies. It is the responsibility of the owner/operator of such outdoor advertising device to contact these agencies with their contact information and location of such device.
2. Business and/or manufacturing uses off premise directional signs shall be permitted in any district subject to the following restrictions:
- a. Directional signs are for the purpose of providing guidance to the vehicular traffic direction to the establishment.

- b. A directional sign may contain a logo and name of the business and/or manufacturing uses.
- c. Such signs shall not exceed eight (8) square feet and each sign shall not exceed two (2) feet in height for individual signs and the total directional sign structure height shall not exceed fifteen (15) feet in height from grade.
- d. There will only be one directional sign structure on the same side of an intersection of roads/streets. It is the intent that directional signs for multiple enterprises use the same sign structure with multiple signs on the same structure.
- e. All directional signs shall be at least fifteen (15) feet from all right of way lines.

3. Temporary off-premise signs not exceeding twelve (12) square feet of sign face for a single-sided sign and twenty-four (24) square feet (twelve [12] square feet per sign face) for a two-sided sign may be permitted in any Business, Manufacturing or Agricultural Zoning District upon receiving and maintaining a valid zoning permit. No temporary sign under this Article shall be permitted for a period of time greater than **three (3) months 60 days with one renewal within a 12 month period. Sign expiration date must be clearly labeled on sign. See Article 3 Definitions SIGNS #10**

## **19.7 SPECIAL YARD PROVISIONS**

On-premises signs, where permitted, shall be erected or placed in conformity with the side and rear requirements of the district in which located, except that in any residential district, on-premises signs shall not be erected or placed within twenty (20) feet of a side or rear lot line. The minimum front set back shall be fifteen (15) feet from the road right of way for all zoning districts.

## **19.8 WINDOW SIGNS-NO PERMIT REQUIRED**

**All window signage shall comply with the following requirements:**

1. Decals indicating store acceptance of charge cards or affiliations with organizations may be affixed to the window glass or door glass. No decal shall be larger than forty (40) square inches.
2. Vinyl lettering depicting the name, address, and telephone number of the business may be located on the door glass, provided that the lettering does not cover more than twenty percent (20%) of the total of all door glass within which the lettering is placed. For purposes of this provision, where the entry doors consist of double frame door units (or other multi-frame units), the total of all door glass shall be measured based upon the total glass within each door frame unit.
3. The total amount of window signage shall not be greater than twenty-five percent (25%) of the total window area of the business when visible from the principal street.
4. Not more than one (1) window sign shall be located within a window.
5. For multiple occupant buildings, the preceding regulations apply to each occupant.
6. In any event, no such window or door signage shall be placed in such a manner as to impede the ability for the public safety (police or fire) officers to see into the premises.

## **19.9 19.8 LIMITATIONS**

For the purpose of this resolution outdoor advertising off-premise signs shall be classified as a business use and be permitted in all districts zoned for manufacturing or business or lands used for agricultural purposes and shall comply with Article 19.

## **19.10 19.9 ABANDONED SIGNS**

Abandoned signs shall be considered abandoned when one of the following applies:

1. When the sign is associated with an abandoned use.
2. When the sign remains after the termination of a business. A business is considered to have ceased operation if it is closed to the public for at least six (6) months. Seasonal businesses shall be considered abandoned should the seasonal business cease to open for a period of two consecutive seasons.
3. When the sign does not have a permit, or no exemption is available.

The Zoning Inspector shall determine abandonment of a sign. Upon determination that the sign is abandoned, the right to maintain and use of such sign shall terminate immediately and the Zoning Inspector or his/her designee shall issue an order for the sign to be removed within thirty days. Any abandoned sign still established after thirty days following an order for removal may be appealed to the Township Board of Zoning Appeals (BZA), and procedures of Article 4 shall be followed. The owner of such sign(s) shall be subject to the decision of the BZA. If no appeal is filed within the required time period, the Zoning Inspector shall proceed with the proper violation procedures.

## **19.11 19.10 VIOLATIONS**

In case any sign shall be installed, erected, constructed, or maintained in violation of any of the terms of this resolution, the Zoning Inspector shall notify, in writing, the owner or lessee thereof to alter such sign so as to comply with this resolution. Failure to comply with any of the provisions of this article shall be deemed a violation and shall be punishable under Section 5.10 of this resolution.

## **19.12 19.11 ZONING PERMIT**

The Zoning Inspector shall issue a zoning permit, when required, upon receipt of a properly completed application, and proof of the applicant having obtained the required State of Ohio approval. The application shall contain the purpose, anticipated longevity, name(s) and address of the applicant(s), name(s) and address of landowner(s), and the address for the property on which the sign is to be located.

## **19.13 19.12 SCHEDULE OF FEES, CHARGES, AND EXPENSES**

The Board of Township Trustees shall by resolution establish a schedule of fees, charges, and expenses and a collection procedure for zoning permits, amendments, appeals, variances, conditional use permits, plan approvals, and other matters pertaining to the administration and enforcement of this resolution requiring investigations, inspections, legal advertising, postage, and other expenses. The schedule of fees shall be posted in the office of the Zoning Inspector and may be altered or amended only by the Board of Township Trustees. No action shall be taken on any application or appeal until fees are paid.

End of proposed amendments.

Discussion followed.

### ARTICLE 3 Definitions

Trustee Van Buren stated that most other definitions have a size included.

The trustees would like to remove the following.

**DATA CENTER:** A facility that houses computer systems and associated data and is focused on the mass storage of data.

**DATA CENTER CAMPUS:** A coordinated development consisting of one or more data center buildings and associated accessory structures, substations, backup power systems, cooling systems, security features, utility infrastructure, and related site improvements planned as an integrated project or phased development.

In the last section of Article 4.13 Number 8, Trustee Smith inquired about the wording.

The trustees would like to add the word sign after notice.

The notice sign must be erected at least ten (10) days before the hearing date.

Five times throughout the revisions, the Zoning Commission wanted to add the words:

Unless otherwise allowed by Ohio law any uses not listed in (article numbers) are prohibited.

Trustee Van Buren is concerned with giving up their local control.

The trustees decided to remove all five times that this sentence was inserted.

Article 16.2 Conditional Uses, Number 18. The trustees would like to strike number 18, Data Centers.

From the floor – Jennifer Noble, 4774 Outville Road

Jennifer agrees with the trustees and would like number 18, Data Centers removed.

The Licking County Planning Commission recommended non-binding approval of the proposed zoning resolution changes with the following condition:

- 1) That minimum frontage requirements are reviewed and considered for the C-1, Conservation District to ensure compatibility with county regulations prior to adoption.

The Zoning Inspector stated that the Zoning Commission did not have time to add this.

Trustee Van Buren stated that the trustees can take care of it.

In Article C-1 Conservation District, 11.4, the trustees would like to add the following: Each lot in the Conservation district shall have a minimum width at least one hundred and fifty (150) feet and a minimum of at least one hundred and fifty (150) feet at the building line.

**-Eric Smith moved to approve the proposed revisions to be as presented with the following changes and additions.**

**Article 3 - Definitions**

**Article 4 - Administration**

**Article 6 - Amendment**

**Article 11 - C-1 Conservation District**

**Article 12 - AG - Agricultural District**

**Article 13 - R - Residential District**

**Article 15 - B - Business Districts**

**Article 16 - M-1 Manufacturing District**

**Article 19 - Signs and Outdoor Advertising Structures**

- The trustees removed the following highlighted sentences from ARTICLE 3 Definitions:

**DATA CENTER: A facility that houses computer systems and associated data and is focused on the mass storage of data.**

**DATA CENTER CAMPUS: A coordinated development consisting of one or more data center buildings and associated accessory structures, substations, backup power systems, cooling systems, security features, utility infrastructure, and related site improvements planned as an integrated project or phased development.**

- In the last section of Article 4.13 Number 8, the trustees would like to add the word sign after notice.

The notice sign must be erected at least ten (10) days before the hearing date.

- Five times in the revisions, the following sentence appears.
  1. Unless otherwise allowed by Ohio law any uses not listed in 11.1 and 11.2 are prohibited.
  2. Unless otherwise allowed by Ohio law any uses not listed in 12.1 and 12.2 are prohibited.
  3. Unless otherwise allowed by Ohio law any uses not listed in 13.1 and 13.2 are prohibited.
  4. Unless otherwise allowed by Ohio law any uses not listed in 15.1, 15.2 and 15.9 are prohibited.

5. Unless otherwise allowed by Ohio law any uses not listed in 16.1 and 16.2 are prohibited.

All five listed sentences will be removed.

- Article 16.2 Conditional Uses, Number 18. The trustees removed number 18, Data Centers.
- Article C-1 Conservation District, 11.4, the trustees added the following:

Each lot in the Conservation district shall have a minimum width at least one hundred and fifty (150) feet and a minimum of at least one hundred and fifty (150) feet at the building line. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.

Being no further business, the Chairman Mark Van Buren adjourned the public hearing at 7:33 p.m. Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder  
Harrison Township Fiscal Officer