

HARRISON TOWNSHIP  
BZA  
AUGUST 26, 2014-Final

Members present: Christopher Strayer, Deborah Laughlin, George Snider and Dwight Gibson, Jr. (James Hannahs, second alternate was present but not a voting member)

Members absent: Valerie Hans and Ryan Bailey

Also present Tom Frederick, Zoning Inspector, Vickie Noble, Zoning Secretary and Marilyn Martin, Court Reporter from Anderson Reporting.

Guests present: Lindsey Rice (applicant), Jim Walker and Trustee Eric Smith

The purpose of this meeting is to consider an application submitted by Lindsey Rice of Myers Property Management LLC. The applicant is requesting permission to construct a single family home in a business district.

Location: 4159 Hazelton-Etna Rd. Pataskala, OH 43062.

The meeting was called to order at 6:30 p.m. by Christopher Strayer with all standing for the Pledge of Allegiance.

Mr. Strayer asked for the role to be called...those present are listed above. He then asked all who wished to speak at tonight's public hearing be sworn in by the court reporter.

Mr. Gibson moved to open the public hearing. Ms. Laughlin seconded. The motion passed with unanimous ayes.

The application and all pertinent documents were read.

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Mr. Frederick's Report and Recommendation:

- The property in question is located within the B-1 District and single family dwellings are a Conditionally Permitted Use within that zoning district. This property currently has a Veterinary office and two (2) barns located on it and a pond. It is Ms. Rice's plan to construct a dwelling on the north side of the pond.
- The B-1 District provides for the following regulation concerning single family dwelling within the zoning district:  
Yard Setbacks: Front Yard: 50 feet, Side yard: 15 feet, Rear yard: 50 feet.  
Looking at the proposed dwelling location on the site map provided with the Conditional Use application it appears that the location of dwelling will comply with the above regulations

Required floor Area: 1800 square feet of heated living space.

This property has 5.001 acres with 290 feet of road frontage and the proposed dwelling will have to remain part of this 5 acre lot because the Licking County Subdivision Regulations would not allow a division of the property to be subdivided without a Variance from those regulations.

It would be my recommendation to approve the Conditional Use permit for the dwelling with any conditions the Board of Zoning Appeals desires.

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Mr. Gibson asked about a timeline. Mr. Frederick stated no timeline. Ms. Rice has no timeline. The timeline for beginning construction was questioned. Ms. Rice said it could be this fall. No date set yet.

Mr. Snider asked about the address for the residence. Ms. Rice said it would probably be the same as the current but, if necessary she could request a new address. Mr. Frederick suggested a new address for the residence for safety reasons considering possible 911 calls. A new address would make it easier for emergency agencies to locate.

Mr. Strayer opened the floor to public questions or comments.

Mr. Hannahs stated that he had taken a look at the property in question and sees no problems with the application.

Existing easements and access from the drive were questioned. Ms. Rice plans to keep this as is.

Mr. Strayer asked what permits would be needed. Mr. Frederick said permits would be needed both from the township and the county. Concerning the barns, which are not currently leased...Agriculture requires no permits, Commercial requires permits.

Mr. Strayer moved to approve the Conditional Use requested by Myers Property Management, LLC (Lindsey Rice) to construct a single family house in the B-1 District at 4159 Hazelton-Etna Rd (current address).

Mr. Gibson seconded.

Vote:

Debbie Laughlin...yes      George Snider....yes      Dwight Gibson, Jr. ....yes  
Chris Strayer...yes

Motion passed with a unanimous yes vote.

At 6:40 p.m. Mr. Gibson moved to close the public hearing. Ms. Laughlin seconded. Motion passed with unanimous ayes.

Working Session

The minutes of the July 22, 2014 meeting and public hearing were read.

Mr. Snider moved the minutes be approved. Ms. Laughlin seconded.

Motion passed with unanimous ayes.

Trustee Smith told the board that there were issues with the new building at Coughlin Chevrolet. One problem is with the regulations on the roll up door. The dealership is considering using hinge and bypass doors to get around the conditions set by the BZA.

Mr. Strayer said the approved plan had roll up doors.

It was noted that Mr. Coughlin has not completed the conditions set by the BZA and has been given several violation notices.

Mr. Strayer feels that if the approved conditions are not met the applicant should be found in violation.

Trustee Smith also updated the board on the proposed sign regulation changes. He informed the board that the Trustees are not in favor of approving changes to allow banners.

Mr. Frederick reported the changes to Articles 3, 4 and 6 were approved and adopted, however, Article 19 Signs and Outdoor Advertising Structures was sent back to the Zoning Commission.

Mr. Strayer moved the meeting be adjourned. Ms. Laughlin seconded.

The motion passed with unanimous ayes. The meeting was adjourned at 7:06 p.m.

Respectfully submitted

Vickie Noble, Zoning Secretary

Christopher Strayer, Chair

*Public hearing Professionally recorded by Anderson Reporting*