

HARRISON TOWNSHIP
BZA
JANUARY 24, 2017

Members present: Valerie Hans, George Snider, Dwight Gibson, Jr., James Hannahs and Douglas Harned.
Absent: Ryan Bailey

Also present: Tom Frederick, Zoning Inspector, Vickie Noble, Zoning Secretary and Marilyn Martin of Anderson Reporting

Guests: Ken Drake, Glen Gram (applicant), Curtis Gram, Emory George, Trevor Place, Kay L. Randles, William Randles, Jill Darst, Melvin Darst, Dwight Hite, Carol Hite, Greg Hite, Kari Riggs, Jason Riggs, John Thompson, Don Treiber, Pat Parmer, Ben Salmons, Bernice Searls, Mike and Lonnie Boyer, Millie Williams, Gary Church, Josh Houghton, Cindy Houghton, Robert Houghton, Mark Hyde, Brad and Lee Ann Williams, Steve Rauch, Eric Smith, Thom Derugen, Daniel Williams, Mark VanBuren, Arlene England, Don Brown.

The purpose of this meeting is to consider a Conditional Use Application submitted by Glen C. Gram 6353 Gale Rd. Pataskala, OH 43062. Mr. Gram is requesting to develop a family owned and operated campground and recreational area on property located at 4991 Blacks Rd. Pataskala, OH 43062.

The public hearing was called to order by Valerie Hans at 6:35 p.m. with all standing for the Pledge of Allegiance.

Ms. Hans asked the court reporter to swear in all who wished to speak at tonight's hearings.

The application was read.

Mr. Frederick gave his report/recommendation.

January 23, 2017

Harrison Township Zoning Inspector's report & recommendation for a Conditional Use application for 4991 Blacks Rd. Pataskala, Ohio 43062 – Parcel #025-067854-00.004.

The Conditional Use application is for the development of a Campground and Recreational area. The applicant is Glen C. Gram. The property is currently owned by Ruth B. Blair. Mr. Gram has a purchase contract for the 15.8 acre lot. There is currently a single-family residence and detached accessory building on the property. Mr. Gram wants to develop a campground with 109 camp sites and a recreation area with a swimming pool and playground. There would also be a registration office, bath house, dump station, propane filling and trash/recycling bin area. The Grams are proposing to live in the existing residence and manage the campground.

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:

1. 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 General Manufacturing (M-1) and the conditional uses for the zoning district refers to the Business Districts conditional uses. I advised Mr. Gram that the proposed campground would be considered a conditional use under the B-1 Zoning District - Places of amusement and assembly.

2. 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;

As already stated the property is currently zoned M-1 Manufacturing. The Harrison Township Future Land Use Plan (comprehensive plan) has this area future use as Residential. This is where there is a conflict between the current Zoning Map and the Future Land Use Plan. I consider a campground as Commercial/ Business use and not Residential use.

3. will the designed, constructed, operated and maintained so as 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 campground would be a conflict with the character of the existing neighborhood. If the campground were to be approved it would also have to comply with other regulations within the Harrison Township Zoning Resolution such as parking, buffering/landscape screening and Architectural Standards for the office/ registration and bath house. It would also have to comply with the Licking County Planning Commission's (LCPC) Subdivision regulation, Access Management Regulations, Soil Erosion and Storm water Regulations etc.

4. will not be hazardous or disturbing to existing or future neighboring uses;

The campground should not be hazardous but it could be disturbing to the existing neighborhood.

5. 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;

Water and sewer would have to be extended a short distance to the property for the campground. Fire and Police services would not be an issue. As stated above drainage and storm water runoff will be controlled by the Soil Erosion and Storm water regulations of the LCPC.

6. 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;

The water and sewer extension would be paid by Mr. Gram.

7. 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;

With campgrounds, there are always conditions that create some noise, smoke and fumes.

8. will have vehicular approaches to the property, which shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;

The LCPC Access Management Regulations will address these concerns and may require turn lanes on Blacks Rd. to be established at the campgrounds entrance and exit.

9. will not result in the destruction, loss, or damage of natural, scenic, or historic feature of major importance;

A campground would change the scenery and character of the existing neighborhood.

Zoning Inspector's Recommendation

It would be my recommendation to not approve the Gram's Conditional Use Permit application.

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Thomas D. Frederick
Harrison Township Zoning Inspector

Letters and emails from Robert Houghton and Cindy Houghton were read.
Kari Riggs submitted a petition opposing the campground. The petition contained 48 signatures.

Mr. Darst stated he lives around the corner from the proposed site and has not met the applicant. He is concerned with drivers of campers and RVs. He sees a safety issue. He is also concerned about the smoke and the dump stations. Mr. Gram said every site will have city water and sewer. The drawings he submitted are not the final drawings.

Mr. Drake lives next to the campground site and has not met with the applicant. His aunt is the owner of the property. Mr. Gram stated he has been in contact with the family.

Mr. Dwight Hite is against the campground. The site borders his property and he sees problems with kids in the creek at the property line. He feels this is a safety issue.

Mr. Rauch is concerned about property values.

Mr. Church asked what happens if the campground fails. He also wants to know who will pay for a turn lane. Another concern he has is flooding.

Ms. Hans stated the turn lanes would be the responsibility of the developer and the water needs to be managed by the property owner. Mr. Frederick added regulations of county entities would have to be followed.

Ms. Barnhart asked how a fence will benefit the campground. She also inquired about the length of stay for campers. Mr. Gram said the fence would be for safety as well as buffering. He added the length of stay would be two weeks maximum.

Mr. Williams does not want to lose peace and quiet. He would like to know what amenities would be offered. Mr. Gram stated the company putting the plans together will make suggestions for amenities.

Mr. Riggs stated the property gets wet on the south side. He is concerned about the smoke from fires and about trash. He also is concerned about failure of the campground.

Mr. Van Buren introduced himself as one of the Harrison Township Trustees.
He pointed out the Future Land Use Plan. He feels this proposed campground does not fit in with the plan. He added that there is usually a final drawing presented. He acknowledged noise may be a problem.

Ms. Hans read an email from Lonnie and Mike Boyer.

Mr. Harned feels this request falls outside the conditional uses. If approved the use would be forever. He asked if anyone present, except the applicant was in favor of this application. Mr. Curtis Gram was the only one.

Ms. Boyer asked why this property. Mr. Gram said he had been looking at property for about a year. The property needed to have water and sewer, not in the flood plain, and have flat land. He felt this property met the requirements he was looking for.

Ms. Hans moved to disapprove the application as presented.

Mr. Harned seconded.

Vote:

Valerie Hans...yes

George Snider...yes

Dwight Gibson Jr. ...yes

James Hannahs...yes

Douglas Harned...yes

The motion passed with a unanimous yes vote.

At 7:30 pm Mr. Gibson moved to close the public hearing. Mr. Hannahs seconded. The motion passed with unanimous ayes.

A working session began at 7:34 pm

Copies of the revised Zoning Resolution Articles were given to the board.

Mr. Hannahs moved to approve the minutes from the December 14, 2016 meeting. Mr. Harned seconded. The motion passed with unanimous ayes.

At 7:38 pm Mr. Gibson moved to adjourn. Mr. Harned seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Valerie Hans, Chair

The Public Hearing was professionally recorded by Anderson Reporting