

HARRISON TOWNSHIP
BZA
JULY 31, 2018

Members present: Valerie Hans, Dwight Gibson, Jr., James Hannahs, Jeremy Nestor(6:38), and Rick Biniker. Member absent: Alternate Ryan Bailey. Also present: Tom Frederick, Zoning Inspector, Vickie Noble, Zoning Secretary and Marilyn Martin of Anderson Reporting.

Guests: Randy Colvin and Connie Klema

The purpose of this meeting is to consider a Conditional Use Application submitted by Attorney Connie J. Klema, representing KCV Properties, LLC. The applicants are requesting to develop the property at 4881 Hazelton-Etna Rd Pataskala, OH 43062 with a preschool/daycare center.

The Public Hearing was called to order at 6:32 pm by Valerie Hans with all standing for the Pledge of Allegiance.

Those who wanted to speak during tonight’s hearing were asked to be sworn in by the court reporter.

Ms. Hans read the application for the Conditional Use request.

Ms. Klema stated the application was for a use that is a Conditional Use in the Harrison Township Zoning Resolution. She referred to Mr. Frederick’s report.

Mr. Frederick’s Report:

July 30, 2018

Harrison Township Zoning Inspector’s report & recommendation for a Conditional Use application for 4881 Hazelton Etna Rd. Pataskala, Ohio 43062 – Parcel #025-069066-00.002.

The Conditional Use application is for the development of a Pre-School/ Day Care. The applicant is KCV Properties LLC – Randy Colvin. The applicant is represented by Attorney Connie Klema.

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;

The property is currently zoned Business (B-1) and the conditional uses for this zoning district list Day Care Centers as a Conditionally Permitted Use.

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;

The Future Land Use map has this area as Business use.

3. will be 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;

With the application there are site plans that show the proposed building. It appears such construction will be harmonious and appropriate for the neighborhood and other businesses in the area.

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

The day care should not 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 Day Care. The applicants are working with Southwest Licking Water & Sewer. Fire and Police services would not be an issue.

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 KCV Properties LLC.

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;

I do not believe so.

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 application states that ODOT has approved the existing driveway.

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

No.

Zoning Inspector’s Recommendation

It would be my recommendation to approve the application with Conditions:

Must comply with all requirements of the Harrison Township Zoning Resolution including but not limited to Landscaping /Buffer regulations, Architectural Review Standards, Parking Regulations and Sign Regulations.

Thomas D. Frederick

Harrison Township Zoning Inspector

Mr. Frederick said he would like to add Lighting Regulations to the list of requirements to be followed. He also explained to the board that this property has previously been before the BZA for consideration for Elite Auto.

Ms. Hans asked if the board had any questions or comments.

Mr. Biniker asked about the capacity...number of children. Mr. Colvin said the number would be 85. Mr. Biniker also asked about the sewer. Mr. Colvin said the sewer is currently at Apple Blossom and 310. He has talked with the water and sewer district. Water is in the design phase and should be available in 6 to 8 months. If not, plan B will call for a well. Mr. Frederick said he had talked with Lee Conkle of the water and sewer district and can verify they are working on the water.

Mr. Hannahs asked who would supply the water and sewer services. Ms. Klema answered Southwest Water and Sewer.

Mr. Gibson asked if the lighting requirements should be included in the conditions. Mr. Frederick said the lighting requirements would have to be met.

Ms. Hans asked if the play area would be fenced and locked. Mr. Colvin said yes, it was a requirement that had to be met.

Ms. Hans moved to approve the application with the following conditions:

1. That the applicant will comply with all requirements of the Harrison Township Zoning Resolution including, but not limited to Landscaping/Buffering Regulations, Architectural Review Standards, Parking Regulations, Sign Regulations and Lighting Restrictions.

Mr. Gibson seconded

Vote: Valerie Hans...yes Dwight Gibson, Jr....yes James Hannahs...yes
Jeremy Nestor...yes Rick Biniker...yes

The motion passed with a unanimous yes vote.

At 6:52 pm Mr. Hannahs moved to close the public hearing. Mr. Gibson seconded.
The motion passed with unanimous ayes.

A working session began at 6:53 p.m.

Mr. Hannahs moved to approve the minutes from the June 6, 2018 meeting. Mr. Gibson seconded.
The motion passed with unanimous ayes.

The board was given copies of the updates to the Zoning Resolution.

At 6:54 Mr. Gibson moved to adjourn. Mr. Hannahs seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Valerie Hans, Chair

Public hearing professionally recorded by Anderson Reporting