

HARRISON TOWNSHIP
BZA
June 25, 2019

Members present: Valerie Hans, Jeremy Nestor, Rick Biniker, Jack Treinish and Alternate John McGowan. Absent: James Hannahs and Ryan Bailey

Due to the absence of James Hannahs, John McGowan will serve as a voting member. Also present: Tom Frederick, Zoning Inspector, Vickie Noble, Zoning Secretary and Marilyn Martin of Anderson Reporting.

Guests: John Ackers, Vanessa Beneze, Janet Grande, Joe Grande, Kim Barker and Kelly Barker.

The purpose of this meeting is to consider a Conditional Use Application for 6801 Columbus Rd. SW Granville, OH 43023. A and I Truck Parts is requesting to operate a business for sales and installation of truck beds and truck accessories.

The Public Hearing was called to order at 6:30 p.m. 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. She also read a letter of support sent by Ryan Miller of Innovative Lab Services.

Ms. Hans asked if the Grandes had anything to add to the application. Mr. Grande stated they would run a clean operation following EPA standards.

Mr. Frederick's Report:

June 24, 2019

Harrison Township Zoning Inspector's report and recommendation for a Conditional Use application for 6801 Columbus Rd. Granville, Ohio 43023 – Parcel #025-069354-02.003.

The Conditional Use application is for A and I Truck Parts. The business will do sales and installation of truck beds and accessories.

The applicant is Janet Grande. The property is currently owned by Joseph A. Bevard.

Mrs. Grande has a purchase contract for the 2.047 acre lot. There is currently an abandoned single-family residence on the property which will be removed. A new building will be constructed for the business.

Harrison Twp. Board of Zoning Appeals
June 25, 2019

Final - Approved

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). Under the Conditional Uses (Section 15.62) the following Conditional Uses are listed: Motor vehicle services and repair and Motor vehicle sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts), motor cycle shops.

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 B-1 Business. The Harrison Township Future Land Use Plan (comprehensive plan) has this area's future use as Business.

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 site plan submitted with the application shows a new building to be constructed for A and I Truck Parts. The property will be fenced. The business will have to comply with the Landscaping/ Buffer regulations (Section 10.17) and Outdoor Lighting regulations (Article 14). The Outdoor Lighting regulation requires that all lighting be downward lighting.

**Mr. Frederick noted during the meeting that the new building must also comply with the regulations of Article 26 Architectural Standards For Non-Residential Buildings. The front façade will be required to have 30% natural materials.*

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

The truck parts and sales should not be hazardous or 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 are available at 6801 Columbus Rd.

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;

No.

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 can see there might be some noise with the installation of the truck parts but that would be conducted in the building.

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 Grandes are proposing to relocate the existing driveway. They will have to get approval from ODOT for the relocation.

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 Conditional Use Permit application submitted by A and I Truck Parts with the requirement that all Harrison Township regulations are complied with.

*Thomas D. Frederick
Harrison Township Zoning Inspector*

Mr. Nestor asked about the size of the new building. Mr. Grande answered 40’ x 100’.

Kim Barker lives next to the property and is concerned about the traffic and noise. The Grandes stated that the business is by appointment and the most traffic in one day could be three customers. Business will be conducted during daylight hours. Mr. Grande also said the State wants the driveway to be 24’ wide. This would allow a car to come onto the property while one is leaving. He also said there would not be a lot of noise. A fork lift and an air compressor would be used during daylight hours.

Ms. Hans made a motion to approve the Conditional Use Application with the following conditions:

- 1. All Harrison Township regulations will be complied with.
- 2. All installation activities will be contained inside of the building.

Mr. Nestor seconded the motion.

Vote: Valerie Hans – yes, Jeremy Nestor – yes, Ricky Biniker – yes, Jack Treinish – yes, John McGowan – yes. The motion passed with a unanimous yes vote.

The public hearing ended at 6:47 PM.

Harrison Twp. Board of Zoning Appeals
June 25, 2019

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A working session began at 6:49 PM

Mr. Treinish moved to approve the minutes from the January 22, 2019 meeting. Mr. Biniker seconded. The motion passed with unanimous ayes.

Mr. Frederick gave the board some information on a property that may be coming before the BZA for a Conditional Use.

At 7:07 PM Mr. Biniker moved to adjourn. Mr. Treinish seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Valerie Hans, Chair

Public hearing professionally recorded by Anderson Reporting