

HARRISON TOWNSHIP
BZA
May 11, 2016

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

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

Guests: Applicants Morgan & Stephen McMullen and Roy & Rhonda Kasler

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

Ms. Hans read the application and asked the court reporter to swear in all who wished to speak at tonight's hearing.

Mr. Frederick's report and recommendation May 9, 2016:

Harrison Township Zoning Inspector's report & recommendation for a Conditional Use application for 3878 Watkins Rd. to construct a single family residence submitted by Stephen & Morgan McMullen. The property in question is zoned Business District (B-1) and within the B-1 district single family residences are a Conditionally Permit use and must meet the same living area and setbacks within the Residential district (R). The McMullen property consists of 2.80 acres with 195.26 feet of road frontage and a lot depth of 509.29.

Zoning Inspector's recommendations:

- 1. According to the air photos on the Licking County mapping system there are at least 5 single family residences within the B-1 district which is this area of the intersection of Watkins Rd, and Hollow Rd. I am addressing this issue in regards to Section 4.22 - General Standards Applicable to All Conditional Uses.*
- 2. The main reason that a single family residence is a Conditionally Permitted Use in the B-1 district is to alert property owners that they are constructing a residence in the B-1 district and that there is a possibility that a business use could be developed within the neighborhood.*

It would be my recommendation to approve the application for the single family residence within the B-1 District.

Thomas D. Frederick Harrison Township Zoning Inspector

Ms. Hans asked if the board had any questions.

Mr. Hannahs asked if the driveway was shared by two properties. Mr. McMullen stated that at this time both are using the existing driveway; however, there are two curb cuts for two driveways.

Ms. Hans asked if all required setbacks are met. Mr. Frederick replied “yes”.

Mr. Snider asked about the type of septic system being used. Mr. McMullen said the mound system had to be used due to not enough room for a conventional system.

Mr. Hannahs moved to approve the application as presented. Mr. Snider seconded.

Vote:

Valerie Hans.....yes

George Snider.....yes

Dwight Gibson,Jr.yes

James Hannahs.....yes

Ryan Bailey.....yes

The motion passed with a unanimous yes vote.

At 6:48 pm Mr. Gibson moved to close the Public Hearing and begin a working session.

Ms. Hans seconded. The motion passed with unanimous ayes.

Mr. Gibson moved to approve the minutes from the March 9, 2016 Public Hearing and Meeting.

Mr. Snider seconded.

Vote:

Valerie Hans.....yes

George Snider.....yes

Dwight Gibson,Jr. ...yes

James Hannahs.....yes

Ryan Bailey.....yes

The motion passed with a unanimous yes vote.

At 7:10 Mr. Hannahs moved to adjourn. Mr. Bailey seconded. Motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Valerie Hans, Chair

The Public Hearing was professionally recorded by Anderson Reporting