

BOARD OF TRUSTEES OF HARRISON TOWNSHIP
LICKING COUNTY, OHIO
MINUTES OF PUBLIC HEARING MAY 6, 2019
ELLINGTON VILLAGE SUBDIVISION – ADMINISTRATIVE REVIEW

The Chairman, Eric Smith, called the public hearing to order at 7:30 p.m. The following members and guests were present.

Trustee	Eric Smith
Trustee	Mark Van Buren
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Tom Frederick
Road Superintendent	Ben Patterson
Guest	Vickie Noble, Zoning Secretary
Guest	Dan Elder
Guest	Carel & Bonnie Ellinger, 4775 Columbus Road
Guest	Terry Andrews, Ellington Village Subdivision

This meeting was professionally recorded by Marilyn Martin, court reporter with Anderson Reporting Services.

The following is a hand out that was available at the Public Hearing prepared by Thomas D. Frederick – Harrison Township Zoning Inspector
Review of Ellington Village Subdivision Plan Revision.

The application for Ellington Village is a Township review and approval of the Ellington Village Subdivision plan revisions to the most recent approved plan of 2008. This is not a rezoning but a review and approval of the remainder of the undeveloped portion of the subdivision owned by D.R. Horton, d/b/a/ Westport Homes. Without any specific regulations/guidelines for a plan revision within Harrison Township Zoning Resolution it was determined to present this revision/review under the procedures outlined within Article 6 – Amendment and Article 24 – Planned Unit Development (PUD). This provides for an administrative review and approval of the proposed changes to the subdivision design and layout of future lots, open space and streets that have been revised from the 2008 subdivision design plan.

This subdivision was originally rezoned to a PUD in 1996. With the rezoning a preliminary plan is provided for the subdivision. After the rezoning is approved with the preliminary plan, the applicant proceeds with review by the Township, Licking County and ODOT for development of each phase in the subdivision. Since the rezoning is first in the order of development there is limited surveying and engineering presented at that time to meet the current subdivision regulations of the Township, County and ODOT. As the subdivision is physically developed more detailed engineering plans, soil tests and design details are prepared. With more detailed engineering, surveying and soil testing to meet the County Subdivision Regulations conditions

can warrant change in the plan due to bad soils for constructing homes or other type of buildings. Also regulation changes typically occur with time by the local authorities that often cause a revision from the original PUD design. I would call the original a conceptual plan for the rezoning to a PUD. Again, very little engineering and surveying is done for the rezoning at that point.

Throughout the development of Ellington Village beginning in 1996 to today, numerous changes to the plan have been required to permit development of each phase in accordance with changed engineering requirements and site conditions. With this phase, current engineering requirements, soil tests and surveying of the proposed section of Ellington Village require the original plan layout to be revised. On the east side of the property soils were discovered that are not suitable for building on. That is why there is an additional open space on east side of the 2019 plan. Other changes in the 2019 plan came from more detailed engineering and surveying studies that have been done. One other factor to the change in the design plan is that the northwest corner of the property is located within the Northridge School district, while the remainder of the property is located within the Southwest Licking School District.

With the 2019 plan there is more open space (+2.2 acres), more trails within the open space (+2,820 L.F.), less lineal feet of roadways (-834) and one less lot (from 393 to 392).

PROCESS FOR PUD PLAN REVISION:

The 2019 revised plan is first presented to the Harrison Township Zoning Commission for review and consideration of plan approval. The Zoning Commission will provide to the Harrison Township Trustees a recommendation to either to approve, deny, or approve with modifications to the Harrison Township Trustees. The Harrison Township Trustees will then receive the recommendation of the Zoning Commission and the Trustees will have a public hearing and meeting to consider the plan revisions. The Harrison Township Trustees will consider the revised 2019 plan for Ellington Village Subdivision for approval, denial or approval with modifications to the revised 2019 plan.

Prepared by Thomas D. Frederick – Harrison Township Zoning Inspector

Marilyn Martin, Court Reporter with Anderson Reporting Services swore in those in attendance that wanted to speak.

Tom Frederick reviewed the application from Westport Homes.

On April 15, 2019 the Board of Trustees received a recommendation from the Harrison Township Zoning Commission. Anthony Sharp moved a motion to recommend approval of the changes to the Trustees. Bill Evenson seconded. Vote: Chris Johnson YES, Bill Evenson YES, Laney McLaughlin YES, Linda Miller YES and Anthony Sharp YES.

Tom Frederick reported that with the 2019 plan there is more open space (+2.2 acres), more trails within the open space (+2,820 L.F.), less lineal feet of roadways (-834) and one less lot (from 393 to 392).

From the floor – Terry Andrews, Ellington Village Subdivision

Mr. Andrews explained that this project has been progressing for many years. The Licking County Planning Commission requested an updated plan last July. There were changes to the storm water regulations. The plan has reduced roadway, more walkways for neighborhoods and they are clearing less trees.

From the floor – Carel Ellinger

Mr. Ellinger complemented Terry Andrews on the great job.

There were no other comments.

-Mark Van Buren moved to approve the 2019 PUD plan revisions. Ellington Village Subdivision may proceed with the subdivision sections that are in compliance with the 2019 approved plan and the required approvals from the Licking County Planning Commission for these sections of the subdivision. Ray Foor seconded the motion. Roll call: Smith YES, Van Buren YES and Foor YES. The motion passed.

The public hearing was adjourned at 7:37 p.m. and the Board of Trustees returned to their May 6, 2019 regular meeting.

Respectively Submitted,

Carolyn I. Elder
Harrison Township Fiscal Officer