

Harrison Township Zoning Commission
March 2, 2021

Members present: Chris Johnson, Brenda Oliver, Laney McLaughlin, Linda Miller and Anthony Sharp
Absent :Brad Sager.

Also present: Valerie Hans, Zoning Inspector and Vickie Noble, Zoning Secretary.

Guest: Trustee Eric Smith

The meeting was called to order at 7:00 p.m.by Chris Johnson with all standing for the Pledge of Allegiance.

The minutes of the February 23, 2021 meeting were read. Ms. Oliver moved to accept the minutes. Mr. Sharp seconded. The motion passed with unanimous ayes.

The board began discussions on the proposed revisions to the Harrison Township Zoning Resolution. Trustee Eric Smith gave the board some insight into the thoughts of the trustees as well as his thoughts and opinions.

Article 15 B-Business District 15.4, 15.64 and Article 16 M-1 Manufacturing District 16.4

Discussion of adding regulations making the minimum building size 1800 square feet.

-The board proposed the following revisions:

15.4...Any building constructed for use in all business districts shall have a minimum size of 1800 square feet of finished floor area. (Also edit heading removing the word "Height")

15.64...Remove the word "Height" from the heading and the text.

16.4....Any building constructed for use in the M-1 district shall have a minimum size of 1800 square feet of finished floor space. (Also edit heading removing the word "Height")

Article 26 Architectural Standards For Non-Residential Buildings 26.04 #3

Discussion of changing the percentage of natural materials required.

-The board proposed the following revisions:

26.04 #3... The building shall contain no less than 60% materials on each side that have a natural appearance.

Article 24 PUD Planned Unit Development 24.3

Discussion of changing permitted density and adding minimums for garages, yards and lot width.

-The board proposed the following revisions:

4. Permitted Density (PD) – The minimum lot size shall be 25,000 square feet with a lot width of at least ninety (90) feet at the building line. The maximum permitted density in a PUD shall be computed by dividing the Net Developable Area by ~~fifteen~~ twenty-five thousand (~~15,000~~ 25,000) square feet. Note: In no case shall the lot size be less than ~~ten~~ fifteen thousand (~~10,000~~ 15,000) square feet expressed as a formula: $PD = NDA/.345$ (Note .345 acres = ~~15,000~~ 25,000 square feet)

11...Minimum Garage Size - Each residential dwelling shall include a garage of at least two hundred and eighty-eight (288) square feet.

12...Required Yard - All structures constructed shall have a minimum front yard of forty (40) feet, a minimum rear yard of forty (40) feet and minimum side yards of fifteen (15) feet per side. All street facing sides shall be considered front yards for setback purposes.

13...Minimum Lot Width at the Building Line - The minimum lot width shall be no less than 90 feet at the building line.

Mr. McLaughlin made a motion to send the proposed changes in Article 15.4 and 15.64, Article 16.4, Article 24.3, and Article 26.04 to the Licking County Planning Commission for a non-binding recommendation. A public hearing will be held March 30, 2021 at 7:00 pm.

Ms. Miller seconded.

Vote: Chris Johnson-yes, Brenda Oliver-yes, Laney McLaughlin-yes, Linda Miller-yes Anthony Sharp-yes.

At 9:13 p.m. Ms. Miller moved to adjourn. Ms. Oliver seconded. The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair