

Harrison Township Zoning Commission
September 28, 2021

Members present: Christine Johnson, Brenda Oliver, Laney McLaughlin, Linda Miller, Brad Sager and Tracy Kelley.

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

Present for the Public Hearing: Marilyn Martin of Anderson Reporting.

Guests: Karen Blumensheid and Jana McCarthy.

The meeting was called to order at 7:03 pm by Christine Johnson with all standing for the Pledge of Allegiance.

Public Hearing

The purpose of this hearing is to consider proposed revisions to the Harrison Township Zoning Resolution. Articles with proposed revisions to be presented and discussed are:

Article 3 Definitions, Article 8 Non-Conformities, Article 10 District and General Provisions, Article 13 R-Residential District, Article 15 B-Business Districts, Article 17 Exceptions and Modifications, Article 18 Off-Street Parking and Loading Regulations.

The board reviewed each article along with the recommendations of the LCPC.

Proposed revisions:

Article 3 Definitions: Add definition of Cargo Container following recommendation of LCPC.

Article 8 Non-Conformities: Delete 8.10

Article 10 District and General Provisions Add to 10.11

1. An accessory structure must conform to a length to width ratio of 2:1.
2. Industrial and or storage containers are not permitted to be used as an accessory structure where the primary use on the property is residential.
3. An accessory structure shall not be used for dwelling purposes.
4. A zoning permit shall be required for accessory structures.

10.12 Add 4. Grading: All grading shall be done in such a way as to not impede, increase or alter the natural flow of drainage on adjacent properties.

10.15 edit text

Article 13 R-Residential

Change garage size in 13.3 # 2 to 300 square feet.

Article 15 B-Business District

Update terminology in 15.1

Article 17 Exceptions and Modifications
Revise 17.0 and 17.1

Article 18 Off-Street and Parking Regulations
Changes and additions to 18.0.
Update terminology and space requirements in 18.6

Ms. McLaughlin moved to accept the revisions with the proposed changes made during this hearing and submit them to the Harrison Township Board of Trustees for their consideration. Ms. Oliver seconded.

Vote: Christine Johnson-yes, Brenda Oliver-yes, Laney McLaughlin-yes, Linda Miller-yes, Brad Sager-yes.

The proposed revisions will be presented to the Trustees on October 4, 2021.

Ms. Johnson ended the Public Hearing at 7:14 pm.

A working session began at 7:15 pm.

The minutes of the September 7, 2021 meeting were read. Ms. McLaughlin moved to approve the minutes. Ms. Miller seconded. The motion passed with unanimous ayes.

Karen Blumensheid said she and Jana McCarthy live across from Ellington Village and have questions about possible developments in their neighborhood. She said they had been told that a strip mall was being considered. Ms. Hans said nothing has come into the zoning office.

Ms. Blumensheid and Ms. McCarthy had other questions concerning traffic and cars speeding in the area. They asked if signs could be posted. Ms. Hans suggested they attend the Trustee meeting since all the trustees and the road superintendent would be present and could give them answers to their questions.

At 7:53 pm Ms. Miller moved to adjourn. Ms. McLaughlin seconded.
The motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Christine Johnson, Chair

The Public Hearing was professionally recorded by Anderson Reporting