

Harrison Township Zoning Commission
Public Hearing/Working Session
May 18, 2022

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

Also present: Valerie Hans- Zoning Inspector, Vickie Noble-Zoning Secretary,
Pete Griggs- Legal Counsel and Marilyn Martin of Anderson Reporting.

Guests: Linda Miller, Richard Haas, Maeling & Jon Parrish, David White, David Coe, Donna Keller Coe, Brian Marsh, Jessica Forsthoefel, David Engel, Karen Kessler, Judy Casto, Robin Wilson, Renee Smith, Norma Welch, Todd Merry, Harold Martin, Eleanor Good, Terry Ashcraft.

Applicant representatives: Donald Plank, Craig Moncrief, Jim Havens and Steve Layman.

The meeting was called to order at 7:02 p.m. by Christine Johnson with all standing for the Pledge of Allegiance.

The Public Hearing is a continuation of the April 19, 2022 Public Hearing for a Zoning Amendment Application submitted by Donald Plank, Plank Law Firm, LPA for 281.28 acres located on Outville Road between National Road and I-70. The applicant is requesting to establish a PUD zoning for Parcel #025-080076-00.000. (Application #2021-01R)

Ms. Johnson explained the purpose and procedure of the hearing.

The board and participants were introduced.

Donald Plank said he had met with township representatives to discuss a revised zoning text. If it's not in the zoning text the Harrison Township Zoning Code will apply. He referred to the Hotel use and said that it was defined as three floors with elevators.

Pete Griggs said the purpose of the meeting was to go over the zoning text and it looks ok.

Chris Johnson asked about the overnight truck parking. Mr. Plank said he had checked on this and found that some stations have overnight parking for safety issues. Ms. Johnson would like to see it "not permitted". Mr. Plank said ancillary parking is associated with the business but not the primary use. He said they could make the parking conditional with it going to the BZA for approval. Mr. Sager asked how many ancillary parking spots there would be. Mr. Plank said he did not know. Mr. Havens referred to Brian Marsh who said conditional use would probably be best.

Mr. Plank asked Craig Moncrief to show the site map. Mr. Moncrief pointed out the addition of a 5 foot tall mound with landscaping and trees at the cemetery.

Ms. McLaughlin asked about the highway signs. Mr. Plank said the signage plan will have to be approved by the township.

Ms. Oliver asked about the three lots that were to be less than 35,000 square feet with a minimum building size of 600 square feet. Mr. Plank said this comes from businesses like Starbuck coffee shops.

Mr. Plank pointed out they will have no billboards but will have directional signs.

Ms. Oliver asked how this development will benefit the local community. Mr. Plank said the bike path on the site will benefit the residents. Ms. McLaughlin said this will benefit the aging population that may have motorized wheelchairs and could use the path to get to a convenience store. She pointed out the location of area grocery stores and said this may help local residents.

Ms. Johnson asked if there were any comments from the public in attendance.

Todd Merry is concerned about overnight parking. He doesn't want homeless people using the parking. He also is concerned about the parking and traffic during local events. He feels this has no benefit for Kirkersville.

Richard Haas is concerned about the split speed limit of 55/35 mph. Mr. Plank said the traffic light will help. Mr. Layman added that the intent is to see the speed limit be consistent. Ms. McLaughlin said the speed limit changed to county limits when the detachment occurred. The county engineer has to make the decision to reduce the county side to 35 mph. Mr. Griggs added that's what the law allows.

Dave Engel is concerned about what the truck parking will do to the air quality.

Terry Ashcraft, mayor of Kirkersville, said they had met with Speedway who is looking at a property on the south side of Kirkersville. He said they will have no truck parking. He mentioned the speed limit split and said he has talked with the county engineer. He is also concerned that lights will be an issue.

Mr. Plank said the county gave comments on a traffic study, but they are waiting on ODOT.

Laney McLaughlin moved to recommend approval with modifications (listed below) of the map amendment proposed to the Harrison Township Zoning Resolution in Zoning Amendment Case Number 2021-01R. This proposed amendment consists of the rezoning of 281.28 ± acres located east of Outville Road further identified as Licking County Auditor parcel number 025-080076-00.000, to the PUD Planned Unit Development (Article 24) in order to accommodate certain permitted commercial uses as listed in the Development Text dated May 12, 2022 and the related Exhibits and site plan dated October 07, 2021, as revised on May 18, 2022.

1. Phase 3 development text shall be revised to require overnight truck parking ancillary to a convenience store to be a conditional use.

Tracy Kelley seconded.

Vote: Christine Johnson-yes, Brenda Oliver-yes, Laney McLaughlin-yes,
Brad Sager-yes, Tracy Kelley-yes.

The application with recommendations will be sent to the Harrison Township Trustees for their consideration.

At 7:47 p.m. Ms. Johnson closed the Public Hearing.

A working session began at 8:00 p.m.

Ms. Oliver moved to approve the May 3, 2022 minutes. Ms. Kelley seconded.
The motion passed with unanimous ayes.

The board discussed some of the proposed revisions to the Zoning Resolution.

Ms. Hans gave updates on the Trustee meetings and township zoning issues.

At 8:48 p.m. Ms. Oliver moved to adjourn. Ms. Kelley 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