

BOARD OF TRUSTEES OF HARRISON TOWNSHIP  
LICKING COUNTY, OHIO  
MINUTES OF REGULAR MEETING SEPTEMBER 6, 2022

The Harrison Township Trustees met in regular session on September 6, 2022 at the Township Hall. The Chairman, Mark Van Buren, called the meeting to order at 6:00 p.m. and he led those present in the Pledge of Allegiance. The Fiscal Officer called the roll, and the following members and guests were present.

Trustee	Mark Van Buren
Trustee	Eric Smith
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Valerie Hans
Road Superintendent	Ben Patterson
Guest	John F. Oppy, 215 Ashcraft Drive
Guest	Deb Moore, 35 Gristmill
Guest	Grant Hanrahan, 147 Plaudit Ct
Guest	John Reed, 400 S. Main St., Granville
Guest	Phil Watts, Granville Milling Co.
Guest	Nick Cermak, 13732 North Street, Utica
Guest	Sid Myers

From the floor – John Oppy

Mr. Oppy was in attendance to address a junk motor vehicle violation letter that he had received. He explained that one vehicle has been moved, a second vehicle will be moved within a few weeks and the third vehicle will be repaired and operational by winter. The trustees thanked him for addressing the issue.

From the floor – Debra Moore

Ms. Moore stated that she had not heard anything about the TIF.

Road Report – Ben Patterson, Road Superintendent

The Harrison Township Refugee Road Sheet Pile Wall Project Bids were opened at the August 16, 2022 special meeting. The bids were as follows:

The Righter Company, Inc.	\$349,329.00
Wolf Creek Construction	\$432,538.00
Ohio-West Virginia Excavating Company	\$421,351.00
Anderzack-Pitz Construction	\$468,266.00

The trustees consulted with Terracon concerning the bids and contractors.

**-Ray Foor moved to award the bid for the Harrison Township Refugee Road Sheet Pile Wall Project to The Righter Company, Inc. for \$349,329.00. Eric Smith seconded the motion. Discussion: the completion date was discussed and decided on December 31, 2022. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.**

**-Eric Smith moved to approve a purchase order to Terracon Consultants, Inc. in the amount of \$8,550.00 to oversee the completion of the Refugee Road Sheet Pile Wall Project. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.**

**-Ray Foor moved to approve a purchase order for \$2,000.00 to BJ's Electrical Service Inc. for electric service for the new fuel tanks at the road department garage. Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.**

**-Ray Foor moved to approve a purchase order for \$5,000.00 to Tree King Tree Services, Inc. to remove a blighted maple tree in the York Street Cemetery. Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.**

Ben Patterson shared a letter from road worker Mike Stickle stating that he would like to stay employed by the township until February 3, 2023.

Ben Patterson reported that the portable handicap restroom in the playground area was vandalized and that it would cost \$2,500.00 to replace the unit.

**-Mark Van Buren moved to approve a purchase order for \$2,500.00 to Affordable Portables, LLC for a replacement portable handicap restroom for the playground area. Ray Foor seconded the motion. Discussion: The trustees would like for Ben to turn this vandalism claim in to OTARMA, the township's insurance company. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.**

At 6:34 p.m. the regular meeting was stopped to hold the public hearing concerning the Pataskala JEDD expansion.

At 6:40 p.m. the Chairman opened the regular meeting to continue.

Zoning Report – Valerie Hans, Zoning Inspector

- The Zoning Inspector, Valerie Hans reported on the following items.
- The August zoning permit and fee total was \$12,665.92.

**-Eric Smith moved to adopt Resolution 2022 09 06 02 which states: RESOLUTION TO CERTIFY NUISANCE ABATEMENT COSTS TO THE LICKING COUNTY AUDITOR IN ACCORDANCE WITH R.C. 505.87. Parcel Number 025-076506-00.000 owned by and titled in the name of Angelia M. Rice located at 110 Ford Ave., S.W., Pataskala, Ohio 43062, Harrison Township, Licking County, Ohio assessed \$4,000.00. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.**

- 4180 Outville Road – The BZA denied their variance application on 8/30/22. They might move the living quarters from the detached garage into the attached garage.
- Valerie recommended filing the first nuisance resolution for 7186 Columbus Road as a junk yard. Trustee Van Buren stated that the violation letter was just sent out and the board is not ready to adopt the resolution.
- 51 Ohio Ave. – Complaint regarding the amount and type of accumulated materials on site. Violation letter sent.

**-Eric Smith moved to adopt Resolution 2022 09 06 03 which states: RESOLUTION TO CERTIFY NUISANCE ABATEMENT COSTS TO THE LICKING COUNTY AUDITOR IN ACCORDANCE WITH R.C. 505.87. Parcel Number 025-068070-00.003 owned by and titled in the name of Ellington Condominiums LLC located at 0 Columbus Rd., S.W., Granville, Ohio 43023, Harrison Township, Licking County, Ohio assessed \$700.00. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.**

- Valerie presented one bid to mow 0 Columbus Road, Ellington Condominiums for the second time in the amount of \$1,400.00 from Jeffrey Shomaker. She recommended the second resolution a second time for this nuisance property.

**-Ray Foor moved to adopt Resolution 2022 09 06 04 which states: The Board of Township Trustees will pay \$1,400.00 for the cutting and destroying of said weeds for Ellington Condominiums, LLC, 0 Columbus Road, Granville, Ohio 43023, Parcel 025-068070-00.003. The motion further approves a purchase order to Jeffrey L. Shomaker in the amount of \$1,400.00 to mow the nuisance property. Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.**

**-Ray Foor moved to adopt Resolution 2022 09 06 05 which states: RESOLUTION TO CERTIFY NUISANCE ABATEMENT COSTS TO THE LICKING COUNTY AUDITOR IN ACCORDANCE WITH R.C. 505.87. Parcel Number 025-070560-00.000 owned by and titled in the name of Jason M. & Christy L. Drennan located at 139 Ford Ave., S.W., Pataskala, Ohio 43062, Harrison Township, Licking County, Ohio assessed \$100.00. Eric Smith seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.**

**-Eric Smith moved to adopt Resolution 2022 09 06 06 which states: RESOLUTION TO CERTIFY NUISANCE ABATEMENT COSTS TO THE LICKING COUNTY AUDITOR IN ACCORDANCE WITH R.C. 505.87. Parcel Number 025-068084-02.000 owned by and titled in the name of VM Pronto LLC located at 43 Riva Ridge Rd., S.W., Pataskala, Ohio 43062, Harrison Township, Licking County, Ohio assessed \$150.00. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.**

- Valerie reported on high grass complaints at 138 Ford Ave., 117 Chevrolet Ave., and 5103-3 York Road and recommended the first nuisance resolution for all three properties.

**-Eric Smith moved to adopt Resolution 2022 09 06 07 which states: RESOLUTION TO DECLARE AND ABATE NUISANCE OHIO REVISED CODE SECTION 505.87. 138 Ford Ave., Pataskala, Ohio 43062, Robert A. & Paula M. Thomas. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.**

**-Eric Smith moved to adopt Resolution 2022 09 06 08 which states: RESOLUTION TO DECLARE AND ABATE NUISANCE OHIO REVISED CODE SECTION 505.87. 117 Chevrolet Ave., Pataskala, Ohio 43062, Andrew Ledford. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.**

**-Eric Smith moved to adopt Resolution 2022 09 06 09 which states: RESOLUTION TO DECLARE AND ABATE NUISANCE OHIO REVISED CODE SECTION 505.87. 5103 York Road, Unit 3, Pataskala, Ohio 43062, Haskell R. Patrick. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.**

- Valerie reported lighting complaints at 65 Millstone Circle and 148 Carry Back Road. She will follow up on these issues.
- George Schweizer filed a lot split for 16.232 acres on Outville Road to be split from the 281 acre Riddle parcel. This split is for utility purposes and the property is being sold to the Southwest Licking Community Water and Sewer District.
- Valerie met with the LCPC and the applicant's representatives on 8/17/2022 to discuss plans to create a new subdivision on a 99.76 +/- acre property west of Harrison Meadows. This property fronts on Blacks Road as well as both ends of Millstone Circle. She was initially told that the developer wanted to plan the project using the existing AG and B-1 zoning. However, during the meeting they indicated that they intend to file a rezoning request to a PUD. The site layout that was presented during the meeting showed 103 lots with a minimum 15,000 s.f. lot size and 2 commercial lots fronting on Outville Road. Lot minimums and setbacks were discussed during the meeting as well as the need to avoid cul de sacs and instead use through streets. The applicant and their representatives plan to file for the rezoning in the next few months.
- Valerie attended the TRC meeting remotely on 8/11/2022 and Ben Patterson attended in person. The Reserve at Turtle Pond (Front Porch Investments property off Cherokee) preliminary plan was discussed. Ben and Valerie had concerns about the storm water runoff on the east side of the property that is not being directed to storm water detention basins and instead will sheet off the property towards Cherokee. Valerie also addressed the lots that did not meet the 100' lot width or 100' width at the building line. Lots that were near but not on a cul de sac was addressed as they will need to have at least 100' of lot width (some of those lots had widths as narrow as 89' feet at the roadway). Valerie reminded them that cul de sac lots must have at least a 60' lot width at the roadway and 100' width at the building line. The WLJFD objected to the 50' wide secondary emergency access point being that close to the main entrance and told the applicant that they would need another access off of Columbus Rd. The existing

retention pond in Reserve D will be addressed if it is leaking when it is enlarged to accommodate the storm water runoff needs for this project. The required development sign that was illegible for several weeks is now repaired and on site. The applicant will need to address all of the items from this TRC round prior to moving forward.

**-Eric Smith moved to approve the following:**

- 1. The minutes of the August 16, 2022 special meeting.**
- 2. Payment advice 240-2022 through 269-2022**
- 3. Warrants 18430 through 18456.**
- 4. The August Bank Reconciliation.**

**Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The motion passed.**

Trustee Van Buren explained the Licking County FRAMEWORK Project. It is a collaborative planning/visioning project that represents 15 jurisdictions throughout Licking County who will most immediately be impacted by the anticipated development associated with the construction of two Intel Fabs in Licking County and the secondary growth resulting from supplier relocation. The Thomas J. Evans Foundation is the Client with Planning NEXT, the Consultant on the Project. The Project's cost is a not-to-exceed sum of \$461,400. This sum will be funded as a public/private partnership with 65% funded by private resources and 35% funded by the 15 jurisdictions referred to as the Focus Area. Harrison Township shall pay \$5,000 to participate in the Project. When said payment is made by the Township, the Township shall officially be a participant in the Project, with a proverbial "seat at the table" for the Project's collaborative planning. The Foundation shall work with the Township, and all Project participants, as a liaison with the Consultant, communicating relevant information to and from the Commissioners.

This is basically a comprehensive plan for Licking County.

Trustee Foor inquired how the township would benefit. Trustee Van Buren responded, the connections and that the planner is excellent and has done projects nationwide. The township would receive five to ten stakeholders. Trustee Smith stated that Harrison Township is being held to a higher standard because of our fiscal stability and that our budget has a carryover.

**-Mark Van Buren moved to approve a purchase order for \$5,000.00 to The Thomas J. Evans Foundation to participate in the Licking County FRAMEWORK Project. Eric Smith seconded the motion. Discussion: Trustee Smith stated that it is a good plan but the method of funding is flawed. Roll call: Van Buren YES, Smith NO and Foor YES. The motion passed.**

From the floor – Sid Myers

Mr. Myers inquired about the property at 142 King.

From the floor – Phil Watts, John Reid and Nick Cermak, The Granville Milling Company  
The Granville Milling Company is expanding its building on St. Route 310 in Harrison Township. John Reid explained that they are ready to work on the exterior of the building. They wanted

approval that would meet the Architectural Review requirement for the township. They had examples of white siding with a wood grain look and a light brown piece of board and batten (metal).

All trustees agreed that the brown board and batten would look the best with stone.

The fiscal officer shared the itemized report on distribution of estimated undivided local government fund for calendar year 2023 from the Licking County Auditor. Harrison Township's share will be \$22,963.35.

OTARMA is looking for officials who would like to run for a seat on their board.

The fiscal officer shared Schedule A and Schedule B from the Licking County Auditor, which summarized the amounts required from general property tax approved by the Budget Commission and County Auditor's estimated tax rates.

**-Eric Smith moved to adopt Resolution 2022 09 06 10 which states: Resolution Accepting the Amounts and Rates as Determined by the Budget Commission and Authorizing the Necessary Tax Levies and Certifying Them to the County Auditor. Ray Foor seconded the motion. Roll call: Van Buren YES, Smith YES and Foor YES. The resolution was adopted.**

The Fiscal Officer read various pieces of correspondence and passed out Financial Reports for the trustees to review. The August Bank Reconciliation was signed.

Being no further business, Chairman Mark Van Buren adjourned the meeting at 7:50 p.m. Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder  
Harrison Township Fiscal Officer

The following resolutions are a part of the September 6, 2022 minutes

Resolution 2022 09 06 02

Resolution 2022 09 06 03

Resolution 2022 09 06 04

Resolution 2022 09 06 05

Resolution 2022 09 06 06

Resolution 2022 09 06 07

Resolution 2022 09 06 08

Resolution 2022 09 06 09

Resolution 2022 09 06 10

Note: Resolution 2022 09 06 01 was adopted during the September 6, 2022 Public Hearing.