

Harrison Township Zoning Commission  
September 6, 2022

Members present: Brenda Oliver, Brad Sager and Tracy Kelley

Absent: Christine Johnson and Laney McLaughlin

Also present: Valerie Hans, Zoning Inspector and Vickie Noble, Zoning Secretary  
Brenda Oliver will serve as Chair due to the absence of Christine Johnson.

Guests: John Reed, Phil Watts and Nick Cermek

The meeting was called to order at 7:14 p.m. by Brenda Oliver with all standing for the Pledge of Allegiance.

John Reed, Phil Watts and Nick Cermek are from Granville Milling. They had questions about what type of material is permitted for a commercial building. They wanted clarification before applying for an Architectural Review or possibly a variance. Valerie Hans explained the regulations in Article 26 for Architectural Standards. She pointed out that the article had been revised in 2021. The recent concerns of the Trustees were discussed, and it was suggested that this question be brought before the trustees for clarification. Since the Trustee meeting was being held in another room the Granville Milling group and Ms. Hans went into the Trustee meeting and presented the materials and questions. The Trustees were in agreement that the materials presented would meet the requirements for “natural appearing”.

Brad Sager moved to approve the August 2, 2022 minutes. Tracy Kelley seconded.  
The motion passed with unanimous ayes.

Ms. Oliver asked if there were any updates.

Ms. Hans went over the preliminary plans for the Reserve at Turtle Pond.

The board discussed some possible revision to the Zoning Resolutions.

- Look at requirements for road frontage on a cul-de-sac. It was suggested that 50% of the property should fall within the bulb to be eligible for the 60-foot width.
- Work on adding commercial regulations to Article 24 PUD
- Revise temporary sign requirements
- Look at family, household, and in-law-suite definitions
- Revise Hotel Definition...the board likes “an establishment that provides lodging in a building containing three or more floors.
- Look at 15.61 # 9 Public Storage
- Possibly add disclaimer to zoning code or definitions concerning permitted and prohibited items

Ms. Hans gave some information on a possible PUD in the Blacks Road area.

At 8:51 p.m. Mr. Sager moved to adjourn. Ms. Kelley seconded.

The motion passed with unanimous ayes.

Respectfully submitted Vickie Noble, Zoning Secretary Brenda Oliver, Vice Chair