

BOARD OF TRUSTEES OF HARRISON TOWNSHIP
LICKING COUNTY, OHIO
MINUTES OF PUBLIC HEARING MAY 16, 2023

The Harrison Township Trustees held a Public Hearing on May 16, 2023. The Public Hearing started at 9:40 a.m. at the Harrison Township Hall located at 6750 Outville Road, Pataskala, Ohio 43062. The purpose of this hearing is to consider proposed revisions to the Harrison Township Zoning Resolution. Articles with proposed revisions to be presented, discussed and acted upon are:

Article 3 Definitions, Article 14 Outdoor Lighting and Article 15 B-Business Districts.

Those in attendance were as follows:

Trustee	Mark Van Buren
Trustee	Eric Smith
Trustee	Ray Foor
Fiscal Officer	Carolyn Elder
Zoning Inspector	Valerie Hans
Road Superintendent	Ben Patterson
Road Department	Pete Sigman
Guest	Vickie Noble

Marilyn Martin, Court Reporter with Anderson Reporting Services, Inc. was documenting the Public Hearing.

The proposed additions and revisions presented by the Harrison Township Zoning Commission are as follows:

Proposed Additions and revisions to
ARTICLE 3 DEFINITIONS

ACCESSORY DWELLING UNIT: A self-contained living unit attached or within the main single family dwelling used for the accommodation of a family member of the owner and their spouse of the main dwelling.

DWELLING: add “see single family”

FAMILY: ~~One or more persons related by blood, adoption, or marriage occupying a single dwelling unit.~~ change to “Family – a person living alone, or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities:

(1) any number of people related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship;

- (2) two unrelated people; or
- (3) two unrelated people and any children related to either of them by blood, marriage, adoption, guardianship or other duly authorized custodial relationship.

FLOOR AREA OF A RESIDENTIAL BUILDING: The sum of the gross horizontal area of the several floors of a residential building, excluding basement floor areas. All dimensions shall be measured between **interior faces of** exterior walls.

HOTEL: an establishment that provides lodging in a building containing three or more floors in height

LIVING AREA: The area excluding basements, porches, breezeways, garages, carports, **and** decks, **patios and unfinished attics.** (See Floor Area of Residential Building).

MOTEL: An establishment that provides lodging two floors or less above ground with rooms having direct access to an open parking area.

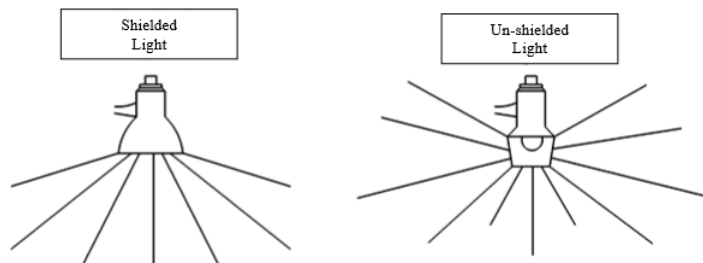
OUTDOOR LIGHTING DEFINITIONS:

Glare: Direct light emitted by a luminaire that causes reduced vision or momentary blindness.

Light Trespass: Light emitted by a luminaire that shines beyond the boundaries of the property on which the luminaire is located.

Shielded light fixture: a fixture for which direct illumination from the light source (e.g., light bulb) is not visible when the fixture is viewed along a line parallel with the ground at the height of the fixture.

REMOVE GRAPHICS BELOW



POND: A basin or body of water in the ground used to hold water. This shall include retention ponds used to retain water and detention ponds used to detain water after a rain event commonly used to control stormwater in platted, commercial, industrial and housing developments.

OUTDOOR LIGHTING

14.0 Purpose

The purpose of Outdoor Lighting requirements is to prevent excessive artificial light caused by inappropriate or misaligned light fixtures that produce glare, light trespass (nuisance light) and/or unnecessary sky glow.

All outdoor light fixtures installed and thereafter maintained within Harrison Township shall comply with the standards set forth in this section. Unless otherwise expressly exempted, lighting installed by Harrison Township shall comply with the standards set forth in this section.

14.1 Lighting Requirements for All Districts

The regulations contained in this section shall apply to all exterior lighting in all districts:

Where used for security purposes or to illuminate walkways, roadways, and parking lots, only shielded light fixtures shall be used.

Where used for nonresidential purposes, all light fixtures shall be equipped with automatic timing devices which turn off or reduce the lighting during non-operating hours and comply with the following:

Light fixtures used to illuminate flags, statues or any other objects mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light that will not extend beyond the illuminated object.

Other upward directed architectural, landscape or decorative direct light emissions shall have at least ninety (90) percent of their total distribution pattern within the profile of the illuminated structure.

- c. Recreational and sports facility lighting shall be shielded. Such lighting shall have directional and glare control devices, when necessary to avoid light trespass.
- d. Externally illuminated signs including commercial billboard, building identification or other similar illuminated signs shall comply with the following:
 - i. Top mounted light fixtures shall be shielded and are preferred.
 - ii. When top mounted light fixtures are not feasible, illumination from other positioned light fixtures shall be restricted to the sign area. Visors or other directional control devices shall be used to keep at least ninety (90) percent of their total distribution pattern within the profile of the illuminated item.
- e. All other outdoor lighting shall use shielded light fixtures.

No flickering or flashing lights shall be permitted, except for temporary holiday decorations. Artificially produced light straying beyond property boundaries shall be considered a light trespass when intensity levels exceed the following maximum illumination levels at the adjoining property line and shall be adjusted, modified or removed accordingly.

Maximum Light Pollution Illuminance	
Receiving Area Classification	Maximum Vertical Foot Candles (measured at 5 (five) feet above grade at property line)
Agriculture	6.5
Conservation	0.8
Residential	0.1
Business	6.5
Manufacturing	6.5

Note: When two differing area classifications abut, the lower light level value shall take precedence (i.e., residential over business).

14.2 Light Trespass (Nuisance Light)

All light fixtures, except street lighting, shall be designed, installed, and maintained to prevent light trespass. Outdoor light fixtures, properly installed and thereafter maintained, shall be directed so there will be no objectionable direct glare source visible from any property.

14.3 Height Requirements for Lighting

The regulations contained in this section apply to height requirements in the following districts:

1. Street lighting on arterial streets or collector streets in a residential area shall be mounted no higher than twenty-five (25) feet, all other light fixtures in residential areas shall be mounted no higher than sixteen (16) feet.
2. Light fixtures for sporting facilities shall be mounted no higher than fifty (50) feet
3. Light fixtures in nonresidential uses shall be mounted no higher than twenty-five (25) feet.

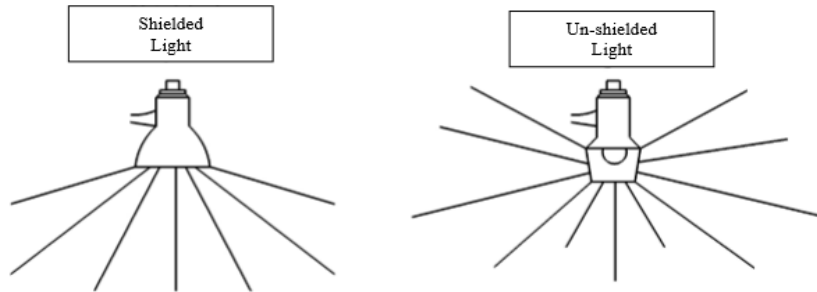
14.4 Outdoor Lighting Definitions

Glare: Direct light emitted by a luminaire that causes reduced vision or momentary blindness.

Light Trespass: Light emitted by a luminaire that shines beyond the boundaries of the property on which the luminaire is located.

Shielded light fixture: a fixture for which direct illumination from the light source (e.g., light bulb) is not visible when the fixture is viewed along a line parallel with the ground at the height of the fixture.

DELETE GRAPHICS



Revisions: Adopted Date: 5-22-2018, Effective Date: 6-21-2018
Adopted Date: 05-07-07, Effective Date: 06-07-07

Propose to rearrange text in Article 15 and delete current 15.3 and 15.6 (shown at end of article)

B – BUSINESS DISTRICTS

15.0 PURPOSE

The purpose of the Business Districts is to provide for a wide range of retail, outlet and wholesale facilities and services of a nature as to be fully compatible in a business district. In addition to the existing B-1 Business District, there are four (4) additional specific B districts: NB, LB, and GB; and PUD, governing future changes to business zoning.

15.01 NB “Neighborhood Business District”

The purpose of the “Neighborhood Business District” (NB) is to encourage the establishment of neighborhood businesses and services which tend to meet the daily needs of the residents of the immediate neighborhood. Such districts shall reduce parking and traffic congestion as well as discourage large, regional oriented-businesses or other businesses and services that would affect the neighborhood character of the district. Such businesses would normally operate with fixed hours, light traffic, low noise and lighting as not to affect the adjoining properties. This district is also designed to act as a buffer between more intense non-residential uses and residential uses. Strip center development shall be discouraged.

15.02 LB “Local Business District”

The purpose of the “Local Business District” (LB) is to provide for a wide range of retail facilities and services for a clientele from a larger geographical area with higher traffic, light and noise volume than the NB district. The hours of operation in this district are less restrictive than those of NB district.

15.03 GB “General Business District”

The purpose of the “General Business District” (GB) is to encourage the establishment of areas for general business uses which meet the needs of a regional market area. Activities in this district are often large space users, and the customers using such facilities generally are from a larger radius or region creating heavier traffic, noise and light. Hours of operation in this district are generally not limited.

15.1 ~~15.61~~ USES PERMITTED IN THE B-1 BUSINESS DISTRICT

1. Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in any R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or residence(s).
The above must comply with ~~15.66~~ 15.6 Screening and Buffer Yard Requirements.
2. Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s).
3. Furniture, department, clothing, shoe, variety stores, hardware, appliance, paint and wallpaper stores and bicycle shops.
4. Grocery stores, supermarkets, meat markets excluding slaughter facilities, drug stores, bakeries in conjunction with retail sales, restaurants including outdoor dining areas and tea rooms.
5. Antique stores, gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods stores, motion picture theaters, excluding ADULTS ONLY ENTERTAINMENTS FACILITIES.
6. Barber and beauty shops, shoe repair and tailor shops, printing shops.
7. Business and professional offices, medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance, and utility company offices.
8. Lodges, fraternal and service organizations.
9. Public storage facility.
10. Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.
11. Accessory structures to any of above permitted uses.
12. Single family dwelling, accessory use, or structure.

15.2 ~~15.62~~ CONDITIONAL USES IN B-1 BUSINESS DISTRICT

1. Motor vehicle services and repair.

2. Vehicle drive-in, drive-in theaters drive-in restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.
3. Animal pounds, pet shops, kennels, and veterinary establishments; however, pet shops and kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.
4. Places of amusement and assembly.
5. Adult only entertainment facility providing it is not established within a fifteen hundred (1500) foot radius of any or all property lines of churches, day care facilities, nursing homes, any schools, library or teaching facilities whether public, private, governmental or commercial, boundaries of residential districts, recreational facilities, lot lines of lots or PUD's devoted to residential use, from an already existing adult oriented business or one that has received a conditional use permit, or from any structure that contains a residence.
6. Research facilities.
7. Construction Sales and Service.
Laundromat, dry cleaning, and laundry pick-up stations.
Day care centers and nursing homes.
Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts), motorcycle shops.
Motels and hotels shall be subject to the provisions of Article 23. (See Article 23.0 HOTELS AND MOTELS, General Requirements for additional requirements.)
Cemeteries, mortuaries, funeral homes, and crematories.

15.3 15.63 REQUIRED LOT AREA, LOT WIDTH, IN THE B-1 BUSINESS DISTRICT

1. All residential uses to be accommodated in the B-1 Business District shall meet the minimum lot width requirements of the R-45 Residential District. (See Article 13.7)
2. All commercial buildings shall be located on a lot having an area of not less than forty-five thousand (45,000) square feet and a lot width of not less than one hundred fifty (150) feet at the building line.

15.4 15.64 BUILDING REGULATIONS IN THE B-1 BUSINESS DISTRICT

See Article 15, Section 15.4 **15.11** BUILDING REGULATION IN THE BUSINESS DISTRICT.

15.5 15.65 BUILDING YARDS IN THE B-1 BUSINESS DISTRICT

1. Residential Uses: each residence in the B-1 Business District shall meet the minimum yard requirements of the R-45 Residential District. (See Article 13.8)
2. Commercial Structures: each shall have the following minimum yard spaces:
 - Front Yard: 50 feet
 - Side Yard: 15 feet each side
 - Rear Yard: 50 feet

Corner lots shall meet minimum front yard requirements of each side of the lot frontage.

15.6 15.66 SCREENING/BUFFER YARD REQUIREMENTS

A buffer yard shall be required along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties.

The width of a buffer shall be in accordance with the following:

Any Residential District and/or Use: 30 feet wide
M-1 District and/or Use: 10 feet wide

See Article 10, Section 10.17, “BUFFERING AND SCREENING”, for specifications.

15.7 15.67 RESIDENTIAL USE IN A B-1 BUSINESS DISTRICT

See Article 15, Section ~~15.5~~ 15.12 RESIDENTIAL USE IN A BUSINESS DISTRICT.

15.8 15.68 OUTDOOR DINING

See Article 10.18

15.9 15.1 PERMITTED & CONDITIONAL USES IN THE NB, LB, & GB DISTRICTS

<i>Permitted and Conditional Uses by Business District: P = Permitted C = Conditional NA= Not Allowed</i>	<i>NB</i>	<i>LB</i>	<i>GB</i>
Churches and other places of worship, including Sunday School buildings, located not less than fifty (50) feet from any other lot in any R district; schools and colleges for academic instruction, located not less than fifty (50) feet from any other lot in any R district; public libraries, public museums and public art galleries located not less than twenty-five (25) feet from any other lot in any R district or residence(s). The above must comply with 15.6 Screening and Buffer Yard Requirements	P	P	P
Apparel, variety stores, hardware, appliance, paint and wallpaper stores.	P	P	P
Antique stores, gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods stores, bicycle shops.	P	P	P
Dry cleaning and laundry pick-up stations barber and beauty shops, shoe repair and tailor shops, printing shops.	C	P	P
Hospitals	NA	C	C
Urgent Care Center	NA	P	P
Nursing homes and licensed day care centers, including adult day care.	C	P	P

<i>Permitted and Conditional Uses by Business District: P = Permitted C = Conditional NA= Not Allowed</i>	<i>NB</i>	<i>LB</i>	<i>GB</i>
Business and professional offices including but not limited to: government offices, medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance and utility company offices.	P	P	P
Accessory structures to any of above permitted	P	P	P
Public parks and playgrounds, provided that any principal building or community pool shall be located not less than one hundred (100) feet from any other lot in any R district or residence(s)	C	P	P
Grocery stores, meat markets (excluding slaughter facilities), drug stores, bakeries in conjunction with retail sales, restaurants including outdoor dining areas (excluding drive in/ through establishments) and tea rooms. (Hours to be defined during approval hearing with BZA)	C	P	P
Laundromat and Dry Cleaners	C	P	P
Lodges, fraternal and service organizations	C	P	P
Bed and Breakfast	C	P	P
Places of amusement and assembly.	C	C	P
Construction Sales and Service	C	C	P
Pet shops, commercial kennels and veterinary establishments; however, pet shops and commercial kennels shall be located a minimum of two hundred (200) feet from any lot used for residential purpose.	C	C	C
Single family dwelling, accessory use or structure	P	P	P
Furniture and Department Stores	NA	P	P
Motor vehicles sales, filling stations (excluding junk yards, motor vehicle disassembly and sale of used motor vehicle parts)	NA	P	P
Cemeteries, mortuaries, funeral homes and crematories	NA	P	P
Supermarket	NA	C	P
Public storage facility	NA	C	P
Motor vehicle services and repair.	NA	C	P
Drive-in/through retail, restaurants and refreshment stands, bulk sales and storage not including outdoor unfenced storage.	NA	C	P
Research facilities	NA	C	C
Golf Courses and their Country Clubs including but not limited to associated retail establishments and meeting facilities.	NA	C	C
Animal shelters	NA	C	C
Hotels and Motels	NA	NA	P
Motion picture theaters, excluding ADULTS ONLY ENTERTAINMENTS FACILITIES.	NA	NA	P

15.10 15.2 MAXIMUM BUILDING SIZE, REQUIRED LOT AREA AND WIDTH, MINIMUM REQUIRED SETBACKS, LOCATION AND BUFFER REQUIREMENTS

	NB Neighborhood	LB Local	GB General
Maximum Building Size	5,000 sq ft	25,000 sq ft	None
Minimum Lot Size	45,000 sq ft	90,000 sq ft	150,000 sq ft
Lot width @ Building Line	150 ft	300 ft	300 ft
Front Yard	50 ft	50 ft	50 ft
Back Yard	50 ft	50 ft	50 ft
Side Yard	15 ft	15 ft	30 ft
Buffer - if abutting residential use	30 ft	50 ft	100 ft
<i>Abutting Roadway Requirements</i> As defined by Licking County road classification map.	Any Roadway type	Must abut a: Major Collector, Major Arterial or Minor Arterial	Must abut a: Major Arterial or Minor Arterial

15.11 15.4 BUILDING REGULATION IN THE BUSINESS DISTRICT

1. Any building constructed for use in all business districts shall have a minimum size of 1,800 square feet of finished floor area.
2. No building shall exceed two and one-half (2.5) stories or thirty-five (35) feet in height, except as provided in Article 17.

15.12 15.5 RESIDENTIAL USE IN A BUSINESS DISTRICT

Any residence in a Business District, except as addressed in this Article, must follow regulations of the R districts; see Article 13.3-13.8.

15.3 SCREENING/BUFFER REQUIREMENTS

~~A buffer yard shall be required along the boundary of any property which proposes to facilitate unlike land use and/or has a zoning classification that allows for an unlike land use from the adjacent properties.~~

~~See Article 10, Section 10.17, “BUFFERING AND SCREENING”, for specifications.~~

15.6 B-1 BUSINESS DISTRICT

End of proposed additions and changes.

Valerie Hans, Zoning Inspector reviewed the highlights of the changes.

Under Article 3 Definitions, Trustee Van Buren inquired about the definition of HOTEL. He asks, what if someone wanted to build a hotel with two floors that had rooms that opened to an interior hallway. This does not fit in either definition of hotel or motel. Discussion took place and a better definition for hotel was produced. HOTEL: an establishment that provides lodging in a building where all rooms are accessed by an interior hallway.

Discussion was held concerning the removal of the graphics under outdoor lighting definitions. Trustee Van Buren would like to leave the graphics and Valerie suggested updating the graphics.

Discussion moved back to the hotel definition. Ben Patterson offered the hotel definition from Walnut Township and everyone liked the wording.

The HOTEL definition will be changed to:

HOTEL – A building in which temporary lodging for boarding and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge. Compensation is usually assessed on a day-to-day basis.

Discussion returned to the lighting graphics proposed for removal.

Trustee Van Buren inquired if this graphic is the same for commercial use and Valerie answered yes.

The trustees decided to leave the graphics in this section under outdoor lighting definitions and will request for the Zoning Commission to produce an updated version.

The POND definition under outdoor lighting definitions was discussed. Trustee Van Buren inquired about swimming pools. Valerie stated that it was added to encourage residents to install detention ponds where needed. The trustees would like to insert excluding swimming pools into the definition.

14.4 Outdoor Lighting Definitions – the trustees would like to leave the graphics and not delete them.

Valerie stated that the changes to B – Business Districts would help, because developers are pushing to use the charts in this section.

-Ray Foor moved to adopt the proposed additions and changes to the Harrison Township Zoning Resolution as follows:

ARTICLE 3 Definitions – The definition of HOTEL will be:

HOTEL: A building in which temporary lodging for boarding and lodging are provided and offered to the public for compensation and in which ingress and egress to and from all rooms is made through an inside lobby or office supervised by a person in charge. Compensation is usually assessed on a day-to-day basis.

ARTICLE 3 Definitions – The lighting graphics will remain the same, do not delete.

ARTICLE 3 Definitions – The definition of POND will be:

POND: A basin or body of water in the ground excluding swimming pools used to hold water. This shall include retention ponds used to retain water and detention ponds used to detain water after a rain event commonly used to control stormwater in platted, commercial, industrial and housing developments.

ARTICLE 14 Outdoor Lighting, 14.4 Outdoor Lighting Definitions, the lighting graphics will remain the same, do not delete.

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

Being no further business, Chairman Mark Van Buren adjourned the Public Hearing at 10:02 a.m. Minutes are unofficial until approved by the trustees.

Respectively Submitted,

Carolyn I. Elder
Harrison Township Fiscal Officer