Harrison Township Zoning Commission
Public Hearing/Working Session
July 7, 2026

Members present: Christine Johnson, Laney McLaughlin, Gerald Arnott, Tracy Kelley and Douglas Williams. Absent: Brad Sager and Gerald Saffo.

Also present: Valerie Hans- Zoning Inspector, Vickie Noble-Zoning Secretary, Cate Bunch-Legal Counsel and Marilyn Martin- Court Reporter

Applicant representatives: Craig Moncrief

The Public Hearing/Meeting was called to order at 7:00 p.m.by Christine Johnson with all standing for the Pledge of Allegiance.

The Public Hearing will be a continuation of the June 16, 2026 Public Hearing. The purpose of this hearing is to consider a PUD modification request submitted by Craig Moncrief of Plank Law Firm for property located on Outville Road north of I-70 and east of Outville Road. The applicants are seeking to clarify certain open space requirements contained within the previously approved Final Development Plan.

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

The board and participants were introduced.

Craig Moncrief gave a statement updating the board on the changes made since the June 16, 2026 hearing.

Tracy Kelley had several questions and comments about the maps showing open spaces for the development. Mr. Moncrief said the Southwest Licking parcel is still in the PUD. He also said they could not change the buffering or setbacks.

Laney McLaughlin asked if deed restrictions could be released by the owner. She is also concerned about the open space. Mr. Moncrief pointed out the clause that named Harrison Township as the benefiting party, adding that the township has the right to enforce restrictions. Gerald Arnott pointed out that the township did not have to approve if restrictions are not met.

Cate Bunch, legal counsel for Harrison Township said Attorney Pete Griggs had reviewed the changes made since June 16, 2026 and has no problems with the changes.

The board would like to see further modifications in the Declaration of Restrictions.
They would like to see the Section 2 modified concerning recreational uses.
The board and Mr. Moncrief agreed on text changes to that section.

> Ms. McLaughlin moved to recommend approval of the proposed modifications to the PUD for property located on Outville Road north of I-70 and east of Outville Road, consisting of 281.28 +/- acres, with the proposed modifications consisting of revisions to the Zoning text and inclusion of a Declaration of Restrictions on Land as submitted by the Applicant on June 17, 2026, subject to the following modifications.
> Declaration of Restrictions of Land; Purpose. Grantor hereby declares that the Open Space Area shall be subject to this Declaration which shall run with the land and be binding on all heirs, successors, assigns, occupiers, and lessees. This Declaration provides that: (i) Grantor shall not build any structures or above ground improvements within the Open Space Area without the Benefitted Party's (as defined below) written permission except seating areas not improved with impervious surface above ground improvements typically associated with passive ~~or active~~ recreational uses or utilities shall be expressly permitted; (ii) Grantor shall maintain existing trees in the Open Space Area; provided, however, that Grantor may remove trees that become diseased or hazardous to people or property; (iii) Grantor reserves the right to use the Open Space Area for, but not limited to, retention ponds, utilities (including overhead or underground utility lines), ~~seating areas not improved with impervious surface~~, ditches, stormwater flow areas, conservation easements, buffer zones, preservation areas including archaeological significant areas, wetlands, lawns, landscaping, setback areas, and other similar or related uses consistent with the open space character and function of the property.

Ms. Kelley seconded.
Vote: Christine Johnson-yes Gerald Arnott-yes, Laney McLaughlin-yes,
Tracy Kelley-yes, Douglas Williams-yes

The Modification Request and Zoning Commission recommendation will be submitted to the Board of Trustees on July 21, 2026.

At 7:42 p.m. Ms. Johnson closed the Public Hearing.

Working session 7:49 p.m.

Ms. McLaughlin moved to approve the June 16, 2026 minutes. Mr. Arnott seconded.
The motion passed with unanimous ayes.

The Trustees held a Public Hearing on July 6, 2026 to consider the proposed text amendment to the Harrison Township Zoning Resolution. The Trustees made some changes to the proposed revisions. The revisions will be updated and will become effective August 5, 2026.

Ms. Hans gave the board updates on township issues.

At 8:05 p.m. Ms. McLaughlin moved to adjourn. Ms. Kelley seconded.
The motion passed with unanimous ayes.

Respectfully submitted

Vickie Noble, Zoning Secretary

Chris Johnson, Chair

The Public Hearing was professionally recorded by Marilyn Martin